Karen Johnson Davidson County
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STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the THIRD Circuit Court for Davidson County, Tennessee, on the 01 day of DECEMBER, 2022, in Docket Number 20D588 between EHSANI, PEJHMAN, Plaintiff, and EHSANI, EUGENIA MICHELLE, Defendant, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 02 day of DECEMBER in the year two thousand twenty-two and in the 246th year of American Independence.

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk

[SEAL]

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IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

PEJHMAN EHSANI,	)	
	)	
Plaintiff/Husband,	)	
	)	
Vs.	)	Docket No. 20D-588
	)	
EUGENIA MICHELLE EHSANI,	)	
	)	
Defendant/Wife.	)	

FINAL ORDER ON PROPERTY DIVISION

This cause came on to be heard on the 18th day of August 2022 before the Honorable Phillip Robinson, Judge of the Third Circuit Court for Davidson County, Tennessee at Nashville, for a final hearing for property division via a default divorce awarded to Ms. Eugenia Ehsani, (hereinafter referred to as "Mother"). The plaintiff/Father was duly noticed and failed to appear and participate. Upon statements of counsel, sworn testimony of Wife and witnesses and a review of the record as a whole, the Court's ruling is as follow;

In dividing the parties' property, the Court has taken into consideration that the Mother is responsible for the minor children. The Court takes notice that Mother salvaged the parties' businesses while Mr. Pejhman Ehsani (hereinafter referred to as "Father") has attempted to sabotage the businesses during the course of the divorce and has made every effort to keep Mother from running the businesses. Father refused to provide passwords needed for the businesses and business bank accounts. The Court had no choice but to allow Mother to open new businesses to prevent Father from interfering with same. The Court finds that Father has failed to provide any

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support to Mother and the parties' minor children, during the pendency of this divorce action.

Father has also prevented Mother from renting the Allen Road property, had allowed a friend to reside in the property rent free and trash the property to the point where Metro Codes has left notices on the door advising of non-compliance with codes.

Father has not cooperated with the Court and has failed to provide hair follicle tests to comply with the Court's order and direction. Moreover the Court finds that Father has violated the Order of Protection put into place against Father.

Moreover, the Court finds that because of Father's behavior, Mother has incurred extraordinary attorney fees resulting from Father's obstinance, refusal to supply discovery, refusal to obey court orders and violating the Order of Protection put into place by this Honorable Court.

With the forgoing being taken into consideration and the record as a whole, the Court finds that the division is substantially equitable given the Father's behavior.

The Court is awarding Mother the 2506 Sleepy Hollow Drive property, specifically 2506 Sleepy Hollow Drive, Nashville, Tennessee 37217. The property is to be placed on the market for sale. Mother may select a real estate agent of her choosing. After all of the costs for selling the property are satisfied, all remaining proceeds will be paid into the Davidson County Circuit Court Clerk's Office escrow account under T.C.A. 36-5-102.

Proceeds from 2506 Sleepy Hollow Drive are to be used to pay the back child support obligation to Mother which is designated as a family support obligation in the amount of $31,175.00 as of September 15th, 2022. The support shall come out Father's share of proceeds from the Sleepy Hollow equity.

Any amount of proceeds in excess of the sales price after paying the cost of the Sleepy

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Hollow property the sale shall be split equally between the parties and any and all costs assessed to Father shall come out of his share of the equity.

The Court awards Mother a lien for back child support against the Father's share of the proceeds.

The Court awards Mother a judgment lien against the Father's share of the proceeds with respect to Mother's attorney fees in the amount of $52,100.00.

The Court finds that due to Father obstructing the use of the rental of the 920 Allen Road property side "A" the Mother shall be awarded half of the lost rental income which will be awarded out of the proceeds from the sale of the sleepy hollow residence which the Court finds to be $11,250.00.

The Court has previously awarded Father the disc jockey equipment with a value of $35,000.00.

The Court awards Mother the 1220 Vacation Home services Business and all accounts related to the business free and clear of any interest from Father and Father is hereby divested of same.

The Court awards Mother the 920 Allen Road property, specifically 920 Allen Road, Nashville, Tennessee 37214, free and clear of any interest of the Father and Father is hereby divested of same.

The Court has adopted the real property valuations in Mother's proposed property division exhibit.

The Court hereby **ENJOINS** and **RESTRAINS** Father from coming on or into and about the Sleepy Hollow property and the 920 Allen Road Property.

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The Court awards all bank accounts in Mother's name to Mother, free and clear of any interest of Father.

The Court will allow Father thirty (30) days to remove his personal items and shall coordinate with Mother's attorneys on a date in picking up same. Mother will be allowed to have Metro Police and persons of her choosing to be present during this time.

Mother's personal property list is attached hereto as collective Trial Exhibit "B"

1. It is therefore **ORDERED, ADJUDGED** and **DECREED** that the Counter-Complainant/Eugenia Michelle Ehsani is awarded the real estate located at 2506 Sleepy Hollow Drive, Nashville, Tennessee 37212 which is the particular described in attached Exhibit 1. The property is to be placed on the market for sale. The Mother shall select a real estate agent of her choosing. After all of the costs for selling the property are satisfied, all remaining proceeds will be paid into the Davidson County Circuit Court Clerk's Office escrow account under T.C.A. 36-5-102.

2. It is further **ORDERED**, that the proceeds from the sale of 2506 Sleepy Hollow Drive, Nashville, Tennessee 37212 shall be used to pay the back child support obligation to Mother and said support is designated as a family support obligation in the amount of $31,175.00 as of September 15th, 2022. The aforementioned amount shall come from Father's portion of the proceeds.

3. It is further **ORDERED**, that any amount of proceeds from the sale of the 2506 Sleepy Hollow Drive, Nashville, Tennessee 37212 in excess of the estimated sale price of the Sleepy Hollow property after paying any debts against the property and the costs of the sale shall be split equally between the parties after Mother's expenses are paid as outlined herein.

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4. It is further **ORDERED**, that due to Father obstructing the rental of the 920 Allen Road property side "A" Mother is awarded half of the lost rental income which shall be awarded out of the proceeds from the sale of the Sleepy Hollow residence in the amount of $11,250.00.

5. It is further **ORDERED**, that Counter-Complainant/Eugenia Michelle Ehsani is awarded the 1220 Home services Business and all equipment, inventory and accounts related to the business free and clear of any interest from Father and Father is hereby divested of same.

6. It is further **ORDERED**, that Counter-Complainant/Eugenia Michelle Ehsani is awarded the real estate located at 920 Allen Road, Nashville, Tennessee 37214 and more particular described in attached Exhibit 2, free and clear of any interest of the Father and Father is hereby divested of same.

7. It is further **ORDERED**, that Mother is awarded all bank accounts in her name free and clear of any interest of Father.

8. It is further **ORDERED**, that the Court hereby **ENJOINS** and **RESTRAINS** Father from coming into and about the Sleepy Hollow property and the 920 Allen Road Property. Father shall be allowed to retrieve his personal property from the Allen Road property within thirty (30) days from the execution of this order.

9. It is further **ORDERED**, the Counter-Complainant/Eugenia Michelle Ehsani is awarded her reasonable attorney's fees and a judgment lien for same in the amount of $52,100.00, and the Counter-Complainant/Eugenia Michelle Ehsani is granted said lien against the Counter-Defendant/Pejhman Ehsani's interest in his awarded property set forth herein.

10. It is further **ORDERED** that the Counter-Defendant/Pejhman Ehsani's shall pay the Court Costs for which execution may issue if necessary.

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ENTERED this 1 day of December 2022.

HONORABLE PHILLIP ROBINSON, JUDGE

APPROVED FOR ENTRY:

GERE L. BEASON, ESQ. (#28439)
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Nashville, TN 37201
615-545-3883
KevinKellylawfirm@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that on this 29th day of November 2022, a true and accurate copy of the foregoing was forwarded by U.S. Mail postage prepaid and electronic mail to:

Pejhman Ehsani
920 B Allen Road
Nashville, 37214
Pj.ehsani@gmail.com

JAMES PHILLIPS, ESQ
315744 FORT CAMPBELL BLVD
OAK GROVE, KY 42262
Jphillipslaw22@gmail.com

GERE L. BEASON, Esq.

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COLLECTIVE EXHIBIT "A"

MOTHER'S PROPOSED PROPERTY DIVISION EXHIBIT ILLUSTRATING REAL PROPERTY VALUATIONS

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IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

PEJHMAN EHSANI,	)	
Plaintiff/Husband,	)	
vs.	)	**No. 20D588**
	)	
EUGENIA MICHELLE EHSANI,	)	
Defendant/Wife.	)	

PROPOSED PROPERTY DIVISION

Ms. Eugenia Ehsani

1. 920 Allen Road (A+B) Nashville, TN 37214.....$139,938.29 estimated equity
2. 1220 Vacation Home Services.....Good will business (No value)
3. Attorney's Fees..... $48,850.00 *
4. Back Child Support..... $30,000.00 *
5. Uncollected Rents 920-A Allen Rd.....$22,500,00
6. Fourth Capital Account [redacted] (Business Acct).....$16,133.06
7. Fourth Capital Account [redacted] (Business Acct).....$1,837.10
8. Old Hickory CU Account [redacted] (Business Acct).....$428.67
9. Old Hickory CU Account [redacted] (Personal)..... .....$154.79
10. Alliant Credit Union Account [redacted] (Personal)..... $1,302.08
11. Personal property list..... No added value

Total Awarded to Ms. Ehsani..... $261,143.99
Minus court ordered attorney fees.....($48,850.00)
Minus back child support.....($30,000.00)

Less court ordered attorney fees/child support.....$182,643.99

Mr. Pejhman Ehsani

1. 2506 Sleepy Hollow Dr, Nashville, TN 37217.....$254,143.20 estimated equity
2. DJ Equipment/Electronics..... .....$35,000.00
3. DJ Business..... .....Good will business no value
4. Bank Account Balances.....Unknown
5. Personal Property (clothing).....No added value

Total value.....$289,143.20

*Court ordered family support obligation

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Sleepy Hollow Equity.....$254,143.20
Minus Wife's Attorney Fees/Back Child Support/Rents.....($101,350.00)

Remaining Equity from Sleepy Hollow to Mr. Ehsani..... $152,793.20
DJ Equipment/Electronics.....$35,000.00

Total Awarded to Mr. Ehsani.....$187,793.20

Mr. Ehsani will be awarded $152,793.20 from Sale of Sleepy Hollow property.
*If equity is above this value once property is sold, the parties will divide same equally.

Requesting this Honorable Court order Mr. Ehsani to list 2506 Sleepy Hollow Drive to be sold within 30 days for the recommended broker's sales price of $402,225.00.
Requesting that Mr. Ehsani maintain the property in show-worthy condition.
Requesting that this Honorable Court appoint a real estate agent.

Requesting the court order both parties to cooperate and execute any documents relating to the sale of the Sleepy Hollow real property.

If Mr. Ehsani refuses to execute documents to place the home on the market or maintain the home in show-ready condition, the home will be awarded to Ms. Ehsani outright for her to put on the market to be sold. Once sold, Ms. Ehsani will make the payouts due to Mr. Ehsani outlined above, out of the equity from the sale of the Sleepy Hollow property. If Mr. Ehsani has, in any way, devalued the property or causes Ms. Ehsani to incur legal fees during this process those costs will be deducted from Mr. Ehsani's portion of the equity.

If Mr. Ehsani tries to sabotage sale of property, Ms. Ehsani will be awarded the property free and clear of Husband's interest.

Mr. Ehsani shall not attempt to sabotage the daily operation of 1220 Vacation Home Services or harass tenants at 2506 Sleepy Hollow drive during this transition. If Mr. Ehsani engages in any harassing behavior of the Sleepy Hollow tenants and/or attempts to sabotage the daily operations of 1220 Vacation Home Services, Mr. Ehsani shall pay any legal fees associated with Ms. Ehsani attempting to enjoin and restrain such behavior.

Parties to depart each property by: _____ at ____:00 AM/PM

Utilities Off at 920 Allen Road Unit B by: _____ at _____:00 AM/PM

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Utilities at 920 Allen Rd Unit A will remain on as they are currently in Ms. Ehsani's name.

Ms. Ehsani will pay the reasonable cost of the water and electric utilities for 2506 Sleepy Hollow Dr. while the home is on the market. If it appears those costs are not reasonable while Mr. Ehsani has possession of that property, the court order Mr. Ehsani to pay excess costs of utilities out of his portion of the equity after the sale of the Sleepy Hollow Property.

Ms. Ehsani, Bryan and Kayla Davenport, along with 1220 Vacation Home Services will move from 2506 Sleepy Hollow Dr to 920 Allen Rd. on _____.

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COLLECTIVE EXHIBIT "B"

MOTHER'S PERSONAL PROPERTY LIST

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Wife Property List

a. Samsung refrigerator
b. Washer/Dryer set in bedroom
c. 2 twin beds and 1 toddler bed in kids room
d. Tall dresser in kids room
e. Crib and pack-n-play
f. Womens clothing, shoes, accessories
g. Childrens and baby clothing, shoes and accessories
h. Childrens and baby furniture and toys including little girls vanity (baby shower gift)
i. 2 Computer monitors
j. Computer tower purchased before marriage
k. Chargers and cords for all devices
l. Black 5 drawer file cabinet
m. (2) Technic Turntables and accessories (dicers, Serato box, cords); the only pre-marital DJ equip wife is requesting
n. Wife's father's Navy jacket
o. Wife's personal childhood journals (2-3)
p. Wife's family antique metal bed
q. Wife's family furniture - 1 tall blue painted chest and 2-3 smaller chest of drawers with engraved initials from father and uncles, painted chairs and hand carved side table my father made
r. All vinyl records (12" and 45s) in the home
s. Rane record bag + other record bags
t. Ultrasone Headphones
u. L-shaped walnut desk and office chair
v. All contents of basement besides known DJ gear; this may include Airbnb supplies, furniture
w. Hand and power tools (Ryobi), chargers and accessories/bags
x. All lawncare equipment and tools including zero-turn lawnmower
y. Pressure washer
z. Garden hose
aa. Wheelbarrow
bb. Chainsaw, polesaw
cc. Front and side door lock, access code and hard key
dd. Security cameras to be kept onsite and installed including hub(s) in unit B and A; husband to provide login details and unregister all devices from his account. To the best of wife's knowledge, there are about 4 cameras.
ee. Security cameras inside and outside the home
ff. Smart home or technology purchased for operating Airbnbs (Nest, hubs, cameras, keypad locks, door knobs, wifi extenders, etc)

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2. From 920-A Allen Rd
    a. Sofa
    b. Side tables
    c. Accent chairs
    d. Coffee table
    e. Flat screen TV(s)
    f. Bed
    g. Lamps
    h. Media center
    i. Kitchen appliances
    j. Washer/Dryer
    k. Dresser
    l. Security cameras

3. From 2506 Sleepy Hollow Drive
    a. All items in the home belong to either then Tenants or 1220 Vacation Home Services
    b. There is no marital or personal property of wife or husband in the property.

4. From New Rental Home Wife is Living In with Children
    a. Brown sofa
    b. 5 pc dining room set
    c. White coffee table
    d. 2 black metal side tables
    e. 2 floor lamps
    f. King mattress and frame
    g. 2 black dressers for kids
    h. 2 twin beds and frames for kids
    i. Kids toys, clothes, shoes
    j. Patio furniture

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