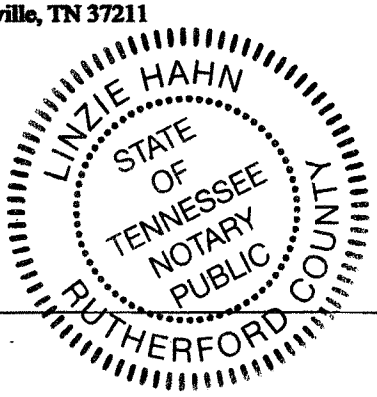
Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 13th day of December, 2022. Notary Public My commission expires: 6/23/25



QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
MRDR, LLC	New Owner	50-2-A-268
23950 Schoenborn Street		
West Hills, CA 91304		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MEHDI RAZEGHI and wife, ROXANN RAZEGHI, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MRDR, LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidon County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Mehdi Razeghi and Roxann Razeghi, husband and wife, by Warranty Deed from David E. Wells dated 11/15/22 of record in Instrument No. 20221117-0122389, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 1271 Havenbrook Drive, Nashville, TN 37207.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

Karen Johnson Davidson County
Batch# 951968 DEEDQC
12/15/2022 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221215-0130063
20221215-0130063

WITNESS my/our hand(s) this 13 **day of** December **2022.**

MEHDI RAZEGHI

ROXANN RAZEGHI

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Mehdi Razeghi and Roxann Razeghi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 **day of** December **, 2022.**

My commission expires: 11/22/23

NOTARY PUBLIC

JOSEPH DIAB
Notary Public - California
Los Angeles County
Commission # 2313355
My Comm. Expires Nov 22, 2023

Agent's File No.: **ST22-OUT-3720**

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 268, on the Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20100203-0008782, as corrected and amended in Instrument No. 20160225-0018112, as further amended in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, as further amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, of record in Instrument No. 20180105-0001817, as further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property), of record in Instrument No. 20190708-0066428, as amended in Instrument No. 20200804- 0085685, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Certificate of Authenticity

I, Katie Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

12/13/22.

Date

Affiant Signature

12/13/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 13th day of December, 20 22.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY