THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1063718 DEEDWARR
10/23/2023 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20231023-0082827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,600,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 23rd DAY OF **October, 2023**:

Notary Public
My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Hamid Akbari 5514 Charlotte Pike Nashville, TN 37209	SAME AS NEW OWNER	091-13-0-326.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Carlo Aghakhani and Meganush Aghakhani, Trustees of The Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Hamid Akbari**, hereinafter called the Grantee, his heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being a lot or parcel in the 8th, formerly 12th, Civil District of said County and State, and being a part of Lot No. 8 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to survey made by John M. Sullivan, Surveyor, dated 1/28/48, as follows:

BEGINNING at the southeast corner of Cowean Avenue and Charlotte Road; thence with the southerly margin of said road eastwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 187 feet; thence S 60 deg. 28 min. W 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 142.9 feet, thence northwardly 20 feet West 46.5 feet to the BEGINNING.

Being the same property conveyed by Warranty Deed from Qua Van Lam and wife, Nga Ngoc Thi Le, to Loi Nguyen, Bao Tri Nguyen and Loc Nguyen, of record on 07/22/2004, at Instrument Number 20040722-0087704, Davidson County Register of Deeds; and being further conveyed by Quitclaim Deed from Loc Nguyen and wife Loi Nguyen, to Boa Tri Nguyen, of record on 07/26/2005, at Instrument No. 20050726-0087001, Davidson County Register of Deeds; and being further conveyed by Quitclaim Deed from Bao Tri Nguyen, to Bao Tri Nguyen and wife Khanh Thuy Nguyen, of record on 07/27/2005, at Instrument No. 20050727-00897719, Davidson County Register of Deeds; and being further conveyed by Quitclaim Deed from Bao Tri Nguyen and wife, Khanh Thuy Nguyen, to Carlo Aghakhani and wife, Meganush Aghakhani a 51% interest and Bao Tri Nguyen and wife, Khanh Thuy Nguyen a 49% interest, of record on 12/27/2016, at Instrument No. 20161227-0135076, Davidson County Register of Deeds; and being further conveyed by Quitclaim Deed from Carlo Aghakhani and wife, Meganush Aghakhani as to their 51% interest, to Carlo Aghakhani and Meganush Aghakhani as Trustees of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018, of record on 09/12/2018, at Instrument No. 20180912-009034, Davidson County Register of Deeds; and being further conveyed by Quitclaim Deed from Bao Tri Nguyen and wife, Khanh Thuy Nguyen, to Carlo Aghakhani and Meganush Aghakhani as Trustees of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018, of record on 07/22/2021, at Instrument No. 20210722-0098546, Davidson County Register of Deeds.

This property is commonly known as 6043 Charlotte Pike, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

SPECIFIC RESTRICTION: For a period of forty (40) years from the date of [the Warranty Deed of record at Instrument No. 20011207-0135281, Davidson County Register of Deeds], Grantee, Grantee's heirs and assigns are prohibited from using the property and any improvements currently existing or later erected thereon for any animal related use: No overnight or day boarding of pets or animals. grooming of animals, bathing animals, no dentistry or other veterinary care or animals, no pet obedience training, no puppy socialization classes. no pet food or accessory sales, either wholesale or retail.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, as of the dates noted below:

The Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018:

Date: 9/11/2023
By: Carlo Aghakhani, Trustee

Date: 9/7/23

By: Meganush Aghakhani, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlo Aghakhani** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of September, **2023:**

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles)

On September 7th, **2023**, before me, Alenoosh H. Moradian Notary Public
(insert name and title of the officer)

personally appeared **Meganush Aghakhani**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ALENOOSH H. MORADIAN
Notary Public - California
Los Angeles County
Commission # 2355666
My Comm. Expires May 18, 2025

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 10/18/2023 (date of document).

Date: 10/23/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____