This Document Prepared By:
Talai Law Offices
6300 Canoga Avenue, Suite 550
Woodland Hills, California 91367

After Recording, Return and
Mail Tax Statements To: New Owner:
~~CARLO AGHAKHANI~~ 623?627 M Pike LLC
627 Murfreesboro Pike
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1135525 DEEDQC
05/16/2024 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240516-0036139

Map: 106-6 and Parcel: 049 and 049.01

QUITCLAIM DEED

Grantor(s) **CARLO AGHAKHANI and MEGANUSH AGHAKHANI, as trustees of the CARLO AGHAKHANI and MEGANUSH AGHAKHANI LIVING TRUST dated June 28, 2018.**

QUITCLAIM to and assign, all rights, title, and interest to:

623 & 627 M PIKE LLC, A Tennessee Limited Liability Company, the GRANTEE,

THE FOLLOWING described real property in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR ALL PURPOSES.

This is improved property known as 623 and 627 Murfreesboro Pike, Nashville, Tennessee 37210.

May 7, 2024

~~CARLO AG~~HAKHANI, Trustee of
the CARLO AGHAKHANI and
MEGANUSH AGHAKHANI LIVING
TRUST dated June 28, 2018

Carlo Aghakhani

MEGANUSH AGHAKHANI, Trustee of
the CARLO AGHAKHANI and
MEGANUSH AGHAKHANI LIVING
TRUST dated June 28, 2018

meganush Aghakhani

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 May 7, 2024, before me, STEPHANIE BREWSTER, a Notary Public, personally appeared CARLO AGHAKHANI, and 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.

Stephanie Brewster
Notary Public Signature

STEPHANIE BREWSTER
Notary Public - California
Los Angeles County
Commission # 2435962
My Comm. Expires Jan 26, 2027
Notary Public Seal

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described according to a survey made by Dale and associates dated March 10, 1998, as follows:

Beginning at an iron rod situated in the southerly margin of Murfreesboro Road, said point being the northeast corner of the H.G. Lipscomb and Co. of record in Deed Book 5935, Page 526, Register's Office for Davidson County, Tennessee, thence, along said road, S 73 degrees 07 minutes 20 seconds E, a distance of 174.33 feet to an iron rod; thence, leaving said road, S 16 degrees 52 minutes 40 seconds W, a distance of 92.40 feet to an iron rod; thence, S 62 degrees 07 minutes 33 seconds W, a distance of 245.47 feet to an iron rod; thence N 16 degrees 52 minutes 38 seconds E, a distance of 265.22 feet to the point of beginning and containing 31,171.894 square feet or 0.716 acres of land more or less.

BEING the same property conveyed to Leonard C. Lewis, Ill and wife, Jean Lewis by Deed from Rock City Realty Co. Inc a Tennessee corporation, of record in Book 10869, Page 453, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Carlo Aghakhani and wife, Meganush Aghakhani, by deed from Leonard C. Lewis, Ill and wife, Jean Lewis of record in Instrument No. 20080423-0041493, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Carlo Aghakhani and Meganush Aghakhani, as trustees of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018, by Quitclaim Deed from Carlo Aghakhani and wife, Meganush Aghakhani of record in Instrument No. 20180912-0090532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the (Grantees) herein.

MAP 106-6 AND PARCEL - 049 and 049.01

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or ~~true value, whichever is greater~~ for this transfer is $ 1.00

Affiant Carlo Aghakhani

Subscribed and sworn before me, this 13th day of May, 2024

Stephanie Brewster
Notary

STEPHANIE BREWSTER
Notary Public - California
Los Angeles County
Commission # 2435962
My Comm. Expires Jan 26, 2027

Certificate of Authenticity

I, ALI TALAI, 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 May 7, 2024.

Affiant Signature

May 7, 2024
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 7th day of May, 2024.

Notary's Signature

STEPHANIE BREWSTER
Notary Public - California
Los Angeles County
Commission # 2435962
My Comm. Expires Jan 26, 2027