PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1181835 DEEDQC
09/16/2024 11:15:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240916-0071248

STATE OF
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 10th day of September, 2024.

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

ADDRESS OF NEW OWNER:
Kaveh Balouch Gharaei
6017 Hillsboro Pike
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL:
144-00-0-021.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KBG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **KAVEH BALOUCH GHARAEI, MARRIED**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the plat of Green Hills Realty Company's Forest Hills Community Subdivision of record in Book 3600, page 81, Register's Office for Davidson County, Tennessee, and formerly being the easterly 495 feet of Lot No. 15 on the Map of Bransford Realty Company's Forest Hills Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, page 140, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15, and now known as Lot No. 15, fronts 200 feet on the westerly side of Hillsboro Road and extends back between lines 495' to a dead line, measuring approximately 200 feet thereon.

Being the same property conveyed to Kaveh Gharaei, unmarried, by Warranty Deed from Robert N. Johnson and wife, Cindy T. Johnson, dated April 30, 2014, of record in Instrument No. 20140502-0037350, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to KBG Properties, LLC by Quitclaim Deed from Kaveh Gharaei, unmarried, dated January 31, 2018, as of record in Instrument No. 20180222-0016668, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Kaveh Balouch Gharaei, unmarried, by Quitclaim Deed from KBG Properties, LLC, of record in Instrument No. 20190913-0092850, Register's Office for Davidson County, Tennessee. And being the same property conveyed to KBG Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kaveh Balouch Gharaei, unmarried, of record in Instrument No. 20190913-0092852, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 6017 Hillsboro Pike, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 9 day of September, 2024.

KBG Properties, LLC, a Tennessee limited liability company

By: Kaveh B L

Name: Kaveh Balouch Gharaei

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kaveh Balouch Gharaei, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Sole Member of KBG Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of KBG Properties, LLC, a Tennessee limited liability company, by Kaveh Balouch Gharaei as such Sole Member.

Witness my hand and official seal in Nashville, Tennessee, this 9 day of September, 2024.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Oct. 20, 2026

Barbara Collins
Notary Public

My commission expires: 10/20/2026