Karen Johnson
Batch # 1185265
09/24/2024 09:07:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240924-0073907

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

STATE OF TENNESSEE
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: _____

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

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

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
KBG Properties, LLC
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, **KAVEH BALOUCH GHARAEI, MARRIED**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **KBG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTEE**") its 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. Being the same property conveyed to Kaveh Balouch Gharaei, married, by Quitclaim Deed from KBG Properties, LLC, of record in Instrument No. 20240916-0071218, Register's Office for Davidson County, Tennessee.

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

Veronika Kalugina joins in the provisions of this instrument for the purpose of transferring unto the Grantee any and all right, title and interest she might have in the foregoing described property by reason of her marital status, or otherwise.

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.

Kaveh B G

Kaveh Balouch Gharaei

Veronika Kalugina

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **KAVEH BALOUCH GHARAEI AND VERONIKA KALUGINA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Barbara Collins

Notary Public

My Commission Expires: 10/20/2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Oct. 20, 2026