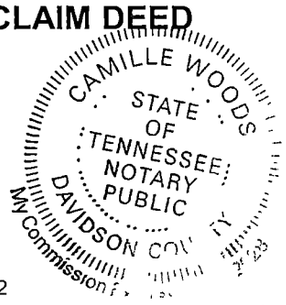
QUITCLAIM DEED  LB-QCD-25-2700-2702	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February 2025 Notary Public MY COMMISSION EXPIRES 02-25-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gıtı3 Properties, LLC	**Same as New Owner**	
(NAME) **447 N Robinwood Drive**	(NAME)	**119-09-0-031.00 AND 119-09-0-032 00**
(ADDRESS) **Los Angeles, CA 90049**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THE TWO HEREINAFTER PROPERTIES INTO A SINGLE PARCEL.

For and ın consıderatıon of the sum of TEN DOLLARS, cash ın hand, paıd by the hereınafter named Grantee(s), and other good and valuable consıderatıon, the receıpt of whıch ıs hereby acknowledged, **GITI3 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereınafter called the Grantor(s), by these presents do/does hereby convey, assıgn and quıtclaım unto **GITI3 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereınafter called the Grantee(s), hıs/her/ıts/theır heırs, successors and assıgns, all Grantor's rıght, tıtle and ınterest ın and to that certaın tract or parcel of land ın **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, descrıbed as follows, to wıt

Beıng Lots Nos 74 and 75 on the corrected and revısed plan of Thompson and Rıngs Subdıvısıon of Edenwold Park, as of record ın Book 332, Page 29, ın the Regıster's Office for Davıdson County, Tennessee, to whıch plan reference ıs hereby made for a complete legal descrıptıon

Beıng the the same property conveyed to GITI3 Propertıes, LLC from Bruce Yazdıan by Deed of Correctıon Quıtclaım Deed, of record ın Instrument Number 20170210-0014369, ın the Regıster's Office for Davıdson County, Tennessee

Beıng a portıon of the the same property conveyed to GITI3 Propertıes, LLC (erroneously referred to as E3 Propertıes, LLC) from Bruce Yazdıan by Quıtclaım Deed, of record ın Instrument Number 20160407-0033262, ın the Regıster's Office for Davıdson County, Tennessee

Thıs Instrument was prepared wıth ınformatıon supplıed by the Grantees No tıtle examınatıon was performed to valıdate the accuracy of tıtle Therefore the preparer does not accept lıabılıty for thıs Instrument

Thıs ıs **unimproved** property known as **2700 and 2702 Landers Ave, Nashville, Tennessee 37211**

Karen Johnson
Batch # 1241866
02/27/2025 11 22 22 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20250227-0014653

Witness my/our hand(s) this the 25 day of February, 2025

Giti3 Properties, LLC

BY _____
Bruce Bahroz Yazdian
Member

BY _____
Giti A Yazdian
Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE BAHROZ YAZDIAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GITI3 PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 25 day of February, 2025

_____
Notary Public
My Commission Expires 03-20-28
(SEAL)

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GITI A YAZDIAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GITI3 PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 25 day of February, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212