SPECIAL WARRANTY DEED



THL # 13869

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oak Holdings, LLC	NEW OWNER	119090268 00
(NAME) Bruce Yazdian	(NAME)	
(ADDRESS) 26 Inverary, Nashville	(ADDRESS)	
, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mehran & Roushi, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Oak Holdings, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of Tanksley Subdivision, as of record in Plat Book 547, page 56, Register's office for said County.

Said Lots Nos. 1 and 2 front together 209.5 feet on the southerly side of Thompson Lane, as widened, and extends back between parallel lines 121 feet to an alley.

Tract II:
Being the northerly 7.5 feet of an unnumbered alley, now closed, located in the rear line of Tract I described above, as set out in Metropolitan Council Bill No. 68-675.

Being the same property conveyed to Mehran & Roushi, LLC, by deed of record in Instrument No. 20140602-0047266 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 201 Thompson Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to

Karen Johnson Davidson County
Batch# 231478 **DEEDWARRSP**
05/17/2019 10:16:09 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

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warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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 my/our hands this 9th day of May, 2019.

Mehran & Roushi, LLC

Roushanak Pazouki

By: Roushanak Pazouki

Member

Mehran & Roushi

Mehran Mozaffari (MEMBER)

By Mehran Mozaffari

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Roushanak Pazouki and Mehran Mozaffari, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be MEMBERS of Mehran & Roushi, LLC and that they as such MEMBERS executed the foregoing instrument for the purposes therein contained, by signing the name of Mehran & Roushi, LLC by themselves as MEMBERS

Notary Public
My Commission Expires: _____

File No.: 13869

