Name and Address of New Owner:
Saghi Asgarifar and Shiva Zaher
257 Hillsboro Place
Nashville, TN 37215

Send Tax Bills To:
Saghi Asgarifar and Shiva Zaher
257 Hillsboro Place
Nashville, TN 37215

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092 09 3F 004.00CO

Karen Johnson Davidson County
Batch# 234112 DEEDWARR
05/23/2019 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30
20190523-0048954

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **M&A Real Estate Investments, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Saghi Asgarifar, a single woman and Shiva Zaher,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Being Unit D of The Horizontal Property Regime with Private Elements known as M & A Development Townhomes, of record in Instrument No. 20170917-0072835, corrected by Scrivener's Affidavit, of record in Instrument No. 20190228-0018335, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to M & A Real Estate Investments, LLC by Quitclaim Deed from M & A Development, LLC, recorded on November 01, 2016, of record in Instrument No. 20161101-0115449, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 419 D 35th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2019.

M&A Real Estate Investments, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2019, before me personally appeared Akbar Arab for M&A Real Estate Investments, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as managing member.

Witness my hand, at office, this 17th day of May, 2019.

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $549,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 17th day of May, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-272

True Copy Certification

I, Dellana Lashorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of my identity document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

201905230048954