BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 264350 DEEDWARR
07/31/2019 09:06:42 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20190731-0075236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Hassan Nazi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Nazi and Zolikha Nazi, and Eddie Nazi and Fahimeh Nazi	Hassan Nazi	
(NAME) 0 Morris Gentry Blvd	(NAME) 9007 Oden Court	149-00-0-396
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTIAN EDUCATION INC., A TENNESSEE NON-PROFIT CORPORATION D/B/A EZELL-HARDING CHRISTIAN SCHOOL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HASSAN NAZI AND WIFE, ZOLIKHA NAZI AND EDDIE NAZI AND WIFE, FAHIMEH NAZI, AS TENANTS IN COMMON,** 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:

See Attached Exhibit "A"

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 0 Morris Gentry Blvd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand this 26 day of July, 2019

CHRISTIAN EDUCATION INC., A TENNESSEE NON-PROFIT CORPORATION D/B/A EZELL-HARDING CHRISTIAN SCHOOL

BY: _____

LINDSEY JUDD, PRESIDENT

BY: _____

DAVID SMITH, BOARD MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Lindsey Judd, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, the within named bargainor, a corporation, and that he as such President of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 26 day of July, 2019.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Commission expires:

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Board Member of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, the within named bargainor, a corporation, and that he as such Board Member of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 26 day of July, 2019.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Commission expires:

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, of the property survey for Christian Education Inc., as shown on plat recorded in Instrument No. 20190710-0067022 and Consent to Final Plat of the Morris Gentry Blvd Lots 1 and 2 of record in Instrument No. 20190726-0073983, and Scrivener's Affidavit of record in Instrument No. 20190730-0074791 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Star Investments, successor by merger to Priest Lake Storage, LLC (as to Tract One) and Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday (as to Tract Two) to Christian Education, Inc. d/b/a Ezell-Harding Christian School as recorded on the 6th day of November, 2013 in Instrument No. 20131106-0115267; part of Quitclaim Deed from Priest Lake Investments, a Tennessee general partnership to Priest Lake Storage, LLC as recorded on the 20th day of November, 1997 in Deed Book 10690, Page 58; part of Warranty Deed from Charles H. Turner and Christian Education, Inc. to Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday as recorded on the 23rd day of June, 1987 in Deed Book 7276, Page 201; part of Warranty Deed from J and W Properties, a partnership, composed of Preston Wright and A. J. Johnson to Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday as recorded on the 23rd day of June, 1987 in Deed Book 7276, Page 196 and part of Warranty Deed from Lillian C. Vaughn, unmarried to Priest Lake Investments, a Tennessee General Partnership consisting of C. Gregory Smith, Jr. and Doyle R. Monday as recorded on the 21st day of November, 1985 in Deed Book 6714, Page 733, in the Register's Office of Davidson County, Tennessee.