WARRANTY DEED

Karen Johnson Davidson County
Batch# 508969 DEEDWARR
11/04/2020 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201104-0129407

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2046LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Progress Nashville, LLC a Delaware Limited Liability Company	Progress Nashville, LLC a Delaware Limited Liability Company	
648 Ransom Village Way	P.O. Box 4090	135-14- 0C- 034.00-CO
Antioch, TN 37013	Scottsdale, TN 85261	

FOR AND IN 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,

ROZBEH B. ZAREI AND ANAHITA ZAREI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Ransom Village, of record in Plat Book 7900, Page(s) 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rozbeh B. Zarei, from Omid Zarei and Mahtab Zarei, by Quitclaim Deed of record in Instrument No. 20201014-0119433, and corrected by Affidavit in 20201019-0121040 and Corrective Deed in 20201020-0122071, in the Register's Office of Davidson County, Tennessee, and recorded on October 14. 2020, Further Being the same property conveyed to Rozbeh B. Zarei, an unmarried man and Omid Zarei, an unmarried man, and Mahtab Zarei, an unmarried woman, by Warranty Deed from John C. Belitz and wife, Emily F. Belitz, of record in Instrument No. 20060531-0063711, in the Register's Office of Davidson County, Tennessee, dated May 30, 2006 and recorded on May 31, 2006.

*** Anahita Zarei, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.**

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ransom Village, as recorded in Plat Book 7900, Page(s) 833 and 834.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 9525, Page 187, amended in Book 9647, Page 72.
5. Easement for Detention Basin and Drainage, recorded in Book 8519, Page 915.
6. Easement for Drainage, recorded in Book 9195, Page 125.
7. Easement recorded in Book 9653, Page 153.

8. Assignment of Rights in Easement and Storm Water Detention Joint Maintenance Agreement as set forth in instrument recorded in Book 7193, Page 239.

9. Storm Water Detention Joint Maintenance Agreement as set forth in instrument recorded in Book 9195, Page 132.

This is improved property known as 648 Ransom Village Way, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 27th day of October, 2020.

Rozbeh B Zarei

Rozbeh B. Zarei

Anahita Zarei

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROZBEH B. ZAREI AND ANAHITA ZAREI, **the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2020.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires:

Certificate of Authenticity

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

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022