Karen Johnson Davidson County
Batch# 515437 DEEDWARR
11/12/2020 01:43:51 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20201112-0133565

THIS INSTRUMENT PREPARED BY: Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-9800	State of _____ County of _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N/A per TCA 67-4-409(3) . _____ Affiant Subscribed and sworn to before, this the _____ day of _____, 2020. _____ Notary Public

Name and Address of Property Owner: Soghrat Soltani 827 Rodney Dr. Nashville, TN 37205	Send Tax Bills To: Same as Property Owner	Map & Parcel Numbers: 1055040500

WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nosrat Soltani Living Trust,** (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Soghrat Soltani**, a Tennessee resident, as Grantee, his successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A

This is improved property known as: See Exhibit A.

To have and to hold said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by any action of Grantor, except for taxes for the year 2020 and all subsequent years.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by or through the actions of Grantor.

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Nosrat Soltani Living Trust
By All Five Co-Trustees

Co-Trustee
Print name here: Soghrat Soltani

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared SOGHRAT SOLTANI to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to a co-trustee of Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in NASHVILLE, this the 4th day of November, 2020.

NOTARY PUBLIC

My Commission Expires 3/7/2023

BOBBY WALLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Nosrat Soltani Living Trust
By All Five Co-Trustees

Co-Trustee
Print name here: Sohrab Soltani

STATE OF South Carolina
COUNTY OF Charleston

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Sohrab Soltani to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to a co-trustee of Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Charleston, SC, this the 5 day of Nov, 2020.

NOTARY PUBLIC

My Commission Expires March 11, 2024

ALECIA K BUFORD
Notary Public - State of South Carolina
My Commission Expires March 11, 2024

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Nosrat Soltani Living Trust
By All Five Co-Trustees

S. SOLTANI
_____
Co-Trustee
Print name here: Sassan Soltani

STATE OF _____

COUNTY OF _____

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared _____ to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to a co-trustee of Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in _____, this the _____day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires_____

California Acknowledgment next page.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 11/06/2020 before me, Christ Haroutounian
(insert name and title of the officer)

personally appeared Sassan Soltani,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRIST HAROUTOUNIAN
Notary Public - California
Los Angeles County
Commission # 2288005
My Comm. Expires May 10, 2023

Signature _____ **(Seal)**

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

LEE BOHLMAN NOTARY PUBLIC STATE OF WISCONSIN

Nosrat Soltani Living Trust
By All Five Co-Trustees

Co-Trustee
Print name here: Syrus Soltaninassab

STATE OF Wisconsin

COUNTY OF Dane

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Syrus Soltaninassab to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to a co-trustee of Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Fitchburg, WI, this the 6th day of October, 2020.

NOTARY PUBLIC

My Commission Expires 12/04/23

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Nosrat Soltani Living Trust
By All Five Co-Trustees

S. Soltanixxx
Co-Trustee
Print name here: Soleiman Soltani

STATE OF Washington

COUNTY OF King

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Soleiman Soltani-Nassab to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to a co-trustee of Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Bellevue, this the 4th day of November, 2020.

NOTARY PUBLIC

My Commission Expires 6-3-2023

C K HONG
NOTARY PUBLIC #93366
STATE OF WASHINGTON
MY COMMISSION EXPIRES
06-03-23

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18, Block 8, on the Plan of A.V. Jones Resubdivision of certain Blocks of Jones and Dudley's Addition, of record in Book 57, page 147, in the Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust by deed of record in Instrument No. 20180315-002597 in the Register's Office for Davidson County, Tennessee.

This is improved real property known as 1026 Wade Avenue, Nashville, Tennessee 37203.