THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-11474-BW

Karen Johnson Davidson County
Batch# 528710 DEEDWARR
12/10/2020 10:48:36 AM 6 pgs
Fees: $33.00 Taxes: $555.00

20201210-0144445

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 2020.

Notary Public

MY COMMISSION EXPIRES: 3/22/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim L. Bennett and Jesus Berdeja		
143 Prospect Hill	New Owner	117-03-0B-164.00-CO
Nashville, TN 37205		
(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, **Soltani Brothers General Partnership, a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim L. Bennett, an unmarried man, and Jesus Berdeja, an unmarried man, as joint tenants with rights of survivorship**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-6, Parcel No. 164, of the Villager Condominium Apartments, as of record in Book 5200, Page 154, revised in Book 5200, Page 201 as established by Master Deed of record in Book 5354, Page 665, as corrected in Book 5487, Page 967, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Reza Soltani and wife, Nosrat Soltani by Warranty deed from Eric E. Trenkmann and wife, Mary Trenkmann of record in Instrument No. 20120221-0014505 Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on February 21, 2012.

Being the same property conveyed to Edalat, LLC by Warranty deed from Nosrat Soltani, a widow of record in Instrument No. 20160218-0015528 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 18, 2016.

Being the same property conveyed to Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust by Quitclaim deed from Edalat, LLC of record in Instrument No. 20180315-0024593 Register's Office for Davidson County, Tennessee, dated March 3, 2018 and recorded on March 15, 2018.

Being a portion of the same property conveyed to Soltani Brothers General Partnership, a Tennessee general Partnership by Warranty deed from Nosrat Soltani Living Trust of record in Instrument No. 20201112-0133566 Register's Office for Davidson County, Tennessee, dated November 04, 2020 and recorded on November 12, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2601 Hillsboro Pike Unit K-6, Nashville, TN 37212.**

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 the 7 day of December, 2020.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Sohrab Soltani, Partner

STATE OF SouthCarolina
COUNTY OF Charleston

Before me, the undersigned, of the State and County aforesaid, personally appeared **Sohrab Soltani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a **Partner** of **Soltani Brothers General Partnership, a Tennessee general partnership**, the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal this the 7 day of December, 2020.

My Commission expires: 6/25/2030

Notary Public

CHARLES ROUSE JR NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 25, 2030 SOUTH CAROLINA

Witness my hand this the 3 day of December, 2020.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Sassan Soltani, Partner

STATE OF _____
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared **Sassan Soltani,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a **Partner of Soltani Brothers General Partnership, a Tennessee general partnership,** the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal this the ____ day of December, 2020.

My Commission expires: SEE ATTACHED CERTIFICATE

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 December 3, 2020 before me, Nevine F. Ayad, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sassan Soltani
Name(s) of Signer(s)

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.

NEVINE F. AYAD
Notary Public - California
Los Angeles County
Commission # 2334600
My Comm. Expires Oct 24, 2024

Signature Nevine F. Ayad
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Witness my hand this the 4th day of December, 2020.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Solieman Soltani, Partner

STATE OF Washington
COUNTY OF King

Before me, the undersigned, of the State and County aforesaid, personally appeared **Solieman Soltani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a **Partner** of **Soltani Brothers General Partnership, a Tennessee general partnership**, the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal this the 4th day of December, 2020.

My Commission expires: Oct 29th, 2022

Notary Public

SPENCER SHERMAN
Notary Public
State of Washington
Commission # 202875
My Comm. Expires Oct 29, 2022

Witness my hand this the 8 day of December, 2020.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Syrus Soltaninassab, Partner

STATE OF WISC
COUNTY OF DANE

Before me, the undersigned, of the State and County aforesaid, personally appeared **Syrus Soltaninassab,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a **Partner** of **Soltani Brothers General Partnership, a Tennessee general partnership**, the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal this the 8 day of December, 2020.

My Commission expires: 04/03/2024

Notary Public

K A JOHNSTON
Notary Public
State of Wisconsin