Karen Johnson Davidson County
Batch# 549514 DEEDWARR
01/07/2021 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $588.30
20210107-0003486

THIS INSTRUMENT WAS PREPARED BY

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

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott M. Mellichamp III		
2601 Hillsboro Pike, #G-6	New Owner	117-03-0B-101.00-CO
Nashville, TN 37212		
(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 **Elliott M. Mellichamp, III, unmarried man**

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. G-06, Parcel No. 101, 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, in said Registers Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Arashmindos Sanati by Warranty deed from Frank S. Bosland and wife, Viva J. Bosland of record in Book 9665, page 28, Register's Office for Davidson County, Tennessee, dated May 05, 1995 and recorded on May 05, 1995.

Being the same property conveyed to Marbut Glenn Gaston, Jr., Trustee by Quitclaim deed from Reza E. Soltani of record in Instrument No. 20010717-0075782 Register's Office for Davidson County, Tennessee, dated July 17, 2001 and recorded on July 17, 2001.

Being the same property conveyed to Nosrat E. Soltani by Quitclaim deed from Marbut Glenn Gaston, Jr., Trustee of record in Instrument No. 20031124-0170579 Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on November 24, 2003.

Being the same property conveyed to Edalat, LLC by Quitclaim deed from Nosrat E. Soltani, a widow of record in Instrument No. 20160218-0015527 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. 20180315-0024592 Register's Office for Davidson County, Tennessee, dated March 03, 2018 and recorded on March 15, 2018.

Being 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 G-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 5 day of January, 2021.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Sohrab Soltani, Partner

STATE OF New Mexico
COUNTY OF Santa Fe

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 5 day of January, 2021.

OFFICIAL SEAL
MARIAH WATKINS
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 11/20/2021

My Commission expires: 11/20/2021

Notary Public

Witness my hand this the 5 day of January, 2021.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Syrus Soltaninassab, Partner

STATE OF Wisconsin
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 5th day of January, 2021.

My Commission expires: 11/07/2024

Notary Public

ALICE LILLIAN LUND
Notary Public
State of Wisconsin

True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or the 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

