THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 558678 DEEDWARR
01/22/2021 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210122-0009442

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Behzad Akbari and Susan Sadeghi 5728 Collinwood Ct. Antioch, TN 37013	Owner	120-01-0-160.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Wise Management, LLC, a Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Behzad Akbari and wife, Susan Sadeghi**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 6** on the Plan of Resubdivision of Lot 2, The Oaks, of record in Plat Book 4660, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wise Management, LLC, a Tennessee limited liability company by Warranty Deed from Himanshu Patel and wife, Manisha Patel, of record on April 4, 2016, at Instrument No. 20160404-0031562, Davidson County Register of Deeds.

Note that Susan Sadeghi is also known as Susan Akbari.

This property commonly known as 1164 Murfreesboro Pike, Nashville, TN 37217.
Note that a street address is not part of a legal description.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 15th **day of January, 2021**:

Wise Management, LLC,

By: _____
David Ashkazari

By: _____
Fariborz Akbari

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **David Ashkazari and Fariborz Akbari,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Sole Members** of **Wise Management, LLC**, the within named bargainor, a Limited Liability Company, and that such David Ashkazari and Fariborz Akbari, as such Sole Members, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of January, 2021:

Notary Public

My Commission Expires: May 23, 2023

BRAD A. NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. MAY 23, 2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,000,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15th DAY OF January, 2021:

Notary Public

My Commission Expires: 7-17-22

AMY [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

