This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11063-CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2021.

Notary Public
My Commission Expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 593575 DEEDWARR
03/17/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210317-0035230

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hagan Gray Owner, LLC 1104 Fatherland St. Nashville, TN 37206	Same as New Owner	105-7-82.00 105-7-81.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Taghi Mohammadkhah**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hagan Gray Owner, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being the North 30 feet of Lot No. 48 on the map of the resubdivision and change of Hagan and Merritt's Subdivision of the Merritt Lands, of record in Book 57, page 76; as amended and re-subdivided in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said North part of said lot fronts 30 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Taghi Mohammadkhah by Warranty Deed from Byrd McRae and wife, Claire McRae, of record in Book 10912, page 348, Register's Office for Davidson County, Tennessee, dated April 27, 1998 and recorded on May 04, 1998.

Tract II:
Land in Davidson County, Tennessee, being the South 30 feet of Lot No. 48 on the map of the resubdivision and change of Hagan and Merritt's Subdivision of the Merritt Lands, of record in Book 57, page 76; as amended and re-subdivided in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said South part of said lot fronts 30 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to Taghi Mohammadkhah by Warranty Deed from Margaret Tygard a/k/a Margaret Haislip, of record in Book 9424, page 160, Register's Office for Davidson County, Tennessee, dated August 01, 1994 and recorded on August 01, 1994.

This property is not a primary residence of the Grantor as such is not subject to any Homestead, Dower, or other Marital Interest.

This is unimproved property located at: **509 & 511 Hagan Street, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2021.

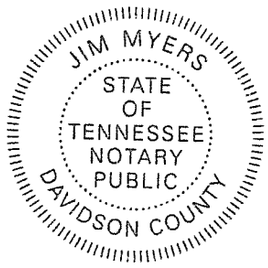
GRANTOR:

Taghi Mohammadkhah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taghi Mohammadkhah, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2021.



Notary Public
My Commission expires: 11-6-2024

Return to:

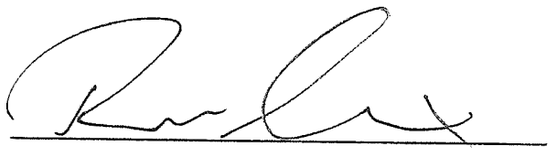
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

202103170035230

Certificate of Authenticity

I, Ryan Lux, 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.

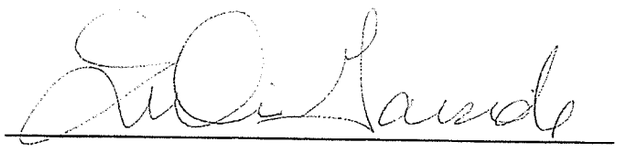


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

