THIS INSTRUMENT PREPARED BY:	State of Tennessee County of Williamson
Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-9800 DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commisson Expires JULY 20, 2024	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,010,000.00 Affiant Subscribed and sworn to before, this the 17 day of March 2021 Notary Public

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Pwm holdings, llc 1722 Temple Ave. Nashville, TN 37215	Same as Property Owner	104040 116

Karen Johnson Davidson County
Batch# 595515 DEEDWARR
03/19/2021 09:32:10 AM 4 pgs
Fees: $23.00 Taxes: $3,737.00

20210319-0036523

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, **Soltani Brothers General Partnership,** a Tennessee general partnership, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Pwm holdings llc**, a Tennessee limited liability company, as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A

This is improved property known as 1023 17th Ave. S., Nashville, TN.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its 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 2021 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, its 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.

Soltani Brothers General Partnership

By: _____
Sohrab Soltani, authorized General Partner

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 an authorized general partner of the Grantor owner 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, this the 16th day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires 09/21/2030

ZACHARY LEE PICKLER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 21, 2030
SOUTH CAROLINA

Soltani Brothers General Partnership

By: _____
Syrus Soltaninassab, authorized General Partner

STATE OF WI

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 an authorized general partner of the Grantor owner 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 17 day of March, 2021.

_____
NOTARY PUBLIC

KAYLA M. CARPENTER NOTARY PUBLIC STATE OF WISCONSIN

My Commission Expires 01/25/2025

Exhibit A
1023 17th Ave. S. Nashville, TN

Land in Davidson County, Tennessee, being all of Lot N. 7 on the Plan of Criddle & Scruggs Subdivision of Lot 7, O.B. Hayes Plan of Large Lots, as of record in Book 57, page 62, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Soltani Brothers General Partnership, a Tennessee general partnership by Warranty Deed of record as Instrument No. 20201112-0133566, Register's Office for Davidson County, Tennessee.