THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-11716-BW

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,290.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2021

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 598036 DEEDWARR
03/23/2021 01:34:59 PM 3 pgs
Fees: $18.00 Taxes: $563.47

20210323-0038317

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Hackeny		
4200 West End Ave. Unit 307	New Owner	117-03-0B-043.00-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 **Kevin M. Hackney, legal owner via non-trust custodial IRA with AET**

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, TN, described as Unit C-12, The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, Tennessee, as shown on the plat of The Villager Condominium Apartments, Condominium Apartments, recorded in Plat Book 5900, page 201, said Register's Office and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments, contained in the Master Deed of record in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967 and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Reza E. Soltani and Nosrat E. Soltani, husband and wife by Warranty deed from Douglas A. Ford, unmarried of record in Instrument No. 20120820-0074581 Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 20, 2012.

Being the same property conveyed to Edalat, LLC by Quitclaim deed from Nosrat E. Soltani, a widow of record in Instrument No. 20160218-0015520 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. 20180315-0024591 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 Pk C12, 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 16th day of March, 2021.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Sohrab Soltani, Authorized Partner

STATE OF South Carolina
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 an Authorized Partner of Soltani Brothers General Partnership, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Partner.

Witness my hand and official seal this the 16th day of March, 2021.

My Commission expires: 09/21/2030

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

Notary Public

Witness my hand this the 17 day of March, 2021.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Syrus Soltaninassab, Authorized Partner

STATE OF WI
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 an **Authorized Partner** of **Soltani Brothers General Partnership, a Tennessee general partnership**, the within named bargainor, a partnership, and that he as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Partner.

Witness my hand and official seal this the 17 day of March, 2021.

My Commission expires: 01/25/2023

KAYLA M. CARPENTER NOTARY PUBLIC STATE OF WISCONSIN

Notary Public