THIS INSTRUMENT WAS PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 611193 DEEDWARR
04/09/2021 09:32:24 AM 3 pgs
Fees: $18.00 Taxes: $836.20

20210409-0047309

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Hackney		
2601 Hillsboro Pike P4	New Owner	117-03-0B-226.00-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 **Kevin M. Hackney**

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. P4, Parcel No. 226, 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 Reza E. Soltani and wife, Nosrat E. Soltani by Warranty deed from John W. McClellan, joined by his spouse, Jo Ella McClellan of record in Book 10051, page 948, Register's Office for Davidson County, Tennessee, dated May 16, 1996 and recorded on May 16, 1996.

Being the same property conveyed to EDALAT LLC by Quitclaim deed from Nosrat E. Soltani, a widow of record in Instrument No. 20160218-0015523 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. 20180315-0024594 Register's Office for Davidson County, Tennessee, dated March 03, 2018 and recorded on March 15, 2018.

Being a portion of 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 P4, 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 7 day of April, 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 7 day of April, 2021.

My Commission expires: 6/25/2030

Notary Public

CHARLES ROUSE JR NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 25, 2030 SOUTH CAROLINA

Witness my hand this the 07 day of April, 2021.

Soltani Brothers General Partnership, a Tennessee general partnership

By: Syrus Soltaninassab, Authorized 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 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 7 day of April, 2021.

My Commission expires: May 1 2024

Notary Public

J S WIANS
Notary Public
State of Wisconsin