Karen Johnson Davidson County
Batch# 619401 DEEDWARR
04/21/2021 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20210421-0053018

THIS INSTRUMENT PREPARED BY: Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-9800 LISA FARRIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00 Affiant Subscribed and sworn to before, this the 19 day of April, 2021 Notary Public

Name and Address of Property Owner: 466 Crescent Investors I LLC 1215 Solano Ave. Albany CA 94706	Send Tax Bills To: **466 Crescent Investors I LLC** **P. O. Box 6302** **Albany, CA 94706**	Map & Parcel Numbers: 104-04-0-100

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 **466 Crescent Investors I LLC**, a California 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 1104 18th Avenue South, 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 SC

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, SC, this the 5th day of April, 2021.

_____
NOTARY PUBLIC

My Commission Expires 7/8/2024

MICHAEL CUNNINGHAM NOTARY PUBLIC SOUTH CAROLINA

Soltani Brothers General Partnership

By: _____
Syrus Soltaninassab, authorized General Partner

STATE OF Wisconsin

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 3 day of April, 2021.

_____
NOTARY PUBLIC

My Commission Expires 06/26/2022

LAILA TABRIZI
NOTARY PUBLIC
STATE OF WISCONSIN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of W.R. Brown's Subdivision of the west part of Lot No. 17 of O.B. Hayes Plan of Large Lots of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made or a more complete description of the property.

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

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

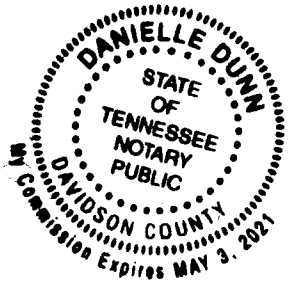
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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