Karen Johnson Davidson County
Batch# 639247 DEEDWARR
05/19/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20210519-0067585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $935,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Brandy Gomaz
Notary Public

My commission expires:

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bobak Mostaghasi and Claudia Mostaghasi	Bobak Mostaghasi and Claudia Mostaghasi	092-16-0E-081.00-CO
900 20th Ave South Apt 901	900 20th Ave South Apt 901	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Frentzel, Trustee of the GMS Trust Agreement dates March 22,2019.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bobak Mostaghasi, a single man and Claudia Mostaghasi, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 901 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and as amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robert Frentzel, Trustee of the GMS Trust Agreement dated March 22, 2019 by Warranty deed from Carl E. Adams, Jr., unmarried of record in Instrument No. 20190327-0027675 Register's Office for Davidson County, Tennessee.

This is ☐ improved property known as **900 20th Ave South Apt 901, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of May, 2021.

Robert Frentzel, Trustee of the GMS Trust Agreement dated March 22, 2019.

BY: _____
Robert Frentzel, Trustee

STATE OF IL

COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Frentzel, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Trustee of the GMS Trust Agreement dated March 22, 2019.and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of May, 2021.

_____
Notary Public
My Commission Expires: 08-08-2022

"OFFICIAL SEAL"
MARLON C. SCOTT
Notary Public, State of Illinois
My Commission Expires 08-08-2022

SolomonParks File No. 21-000086-524

SP 11/2015

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

