THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of May, 2021.

Notary Public
My Commission Expires: 11-6-24

BROOKE POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 646680 DEEDWARR
06/01/2021 09:43:13 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00

20210601-0072804

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hafiz Yafai, Soltan Yafai, and Rashid Muhsin 9725 Turner Lane Brentwood, TN 37027	Same	082 03 0 001.00 082 03 0 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged Rita Montesi and Arthur Baerlin, a married couple ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Hafiz Yafai, an individual, Soltan Yafai, an individual, and Rashid Muhsin, an individual (collectively, the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines, with the southerly margin of Richardson, formerly Scott Avenue 145 feet to an alley.

TRACT II
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to RITA MONTESI AND ARTHUR BAERLIN, by deed from LEAH MILDRED FASKE, of record in Instrument No. 20130222-0018214, dated February 18, 2013, said Register's Office.

TO HAVE AND TO HOLD the 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 does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28th day of May 2021.

GRANTOR:

Rita Montesi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

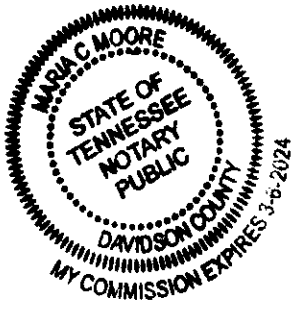
Before me, a Notary Public of said County and State, personally appeared Rita Montesi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 3-6-2024

[Affix Seal]



IN WITNESS WHEREOF, Grantor executed this instrument as of the 27 day of May 2021, to be effective on the 28th day of May 2021.

GRANTOR: _____
Arthur Baerlin

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a Notary Public of said County and State, personally appeared Arthur Baerlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this 27 day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 07-03-2021

[Affix Seal]

SHAVONDA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires July 3, 2021