THIS INSTRUMENT PREPARED BY:

Alan T. Fister, Esq.
5115 Maryland Way, Suite 301
Brentwood, TN 37027
(615) 376-9800

Karen Johnson Davidson County
Batch# 662103 DEEDWARR
06/22/2021 12:28:26 PM 4 pgs
Fees: $23.00 Taxes: $583.49

20210622-0084122

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,700.00.

Soghrat Soltani
Affiant, Soghrat Soltani

Subscribed and sworn to before this the 16th day of June, 2021.

Lee Ann Edwards
Notary Public

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Soghrat Soltani 827 Rodney Drive Nashville, TN 37205	**Same as New Owner**	117-03-OB-027

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 **Soghrat Soltani**, a Tennessee resident, as Grantee, his heirs 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 2601 Hillsboro Pike, Unit B-11, Nashville, TN 37212.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs 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, his heirs 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 South Carolina

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 8th day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 09/21/2030

ZACHARY LEE PICKLER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 21, 2030
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 Dane County, this the 8th day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11/07/2024

ALICE LILLIAN LUND
Notary Public
State of Wisconsin

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-11, Parcel No. 27, 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 the Davidson County Register's Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Soltani Brothers General Partnership, by deed of record in Instrument No. 20201112-0133566; and being commonly known as 2601 Hillsboro Pike, Unit B-11, Nashville, TN 37212