Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

Karen Johnson Davidson County
Batch# 662260 DEEDWARRSP
06/22/2021 02:39:30 PM 9 pgs
Fees: $48.00 Taxes: $9,065.00
20210622-0084322

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Stephen D. Pigue 6304 Hills Chapel Road Nashville, TN 37211	Stephen D. Pigue Same	17300006800 17300007100 17300006900 17300007000

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 consideration, the receipt of which is hereby acknowledged, Mohammad Nazemi, Shohreh Hassanzadeh and 6260 Nolensville Road, LLC, a Tennessee limited liability company, hereinafter collectively called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Stephen D. Pigue, , the GRANTEE herein, its successors and assigns, a tract of land in Davidson County, Tennessee described on the attached Exhibit A.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and that the same is unencumbered except for the matters described on the attached Exhibit B.

GRANTOR further covenants and binds itself, its successors and assigns 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, through or under the GRANTOR, but not otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the execution of this Special Warranty Deed as of this 10th day of June 2021.

GRANTOR:

6260 NOLENSVILLE ROAD, LLC

By: M. T. Nazemi
Mohammad Nazemi, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mohammad Nazemi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of 6260 Nolensville Road, LLC, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of June 2021.

ARMAN MIRKARIMZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Notary Public

My Commission Expires:_____

M.T. Nazemi
Mohammad Nazemi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mohammad Nazemi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of June 2021.

Notary Public

ARMAN MIRKARIMZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires: 7/9/2024

Shohreh Hassanzadeh
Shohreh Hassanzadeh

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shohreh Hassanzadeh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of June 2021.

Notary Public

My Commission Expires: 7/9/2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $2,450,000.00

M. T. Nazemi

Mohammad Nazemi, Affiant

Sworn to and subscribed before me this the 10th day of June 2021.

Notary Public

My Commission Expires: 7/9/2024

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

BEGINNING FROM AN IRON PIN ON THE EASTERLY MARGIN OF NOLENSVILLE PIKE, THE SOUTHWEST CORNER OF THE CHARLES BENNETT RHODES AND MORRIS ALLEN RHODES PROPERTY, OF RECORD IN BOOK 10565, PAGE 993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: THENCE, LEAVING SAID MARGIN, SOUTH 85 DEGREES 06' 14" EAST, 443.57 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 39' 00" EAST, 392.23 FEET TO AN IRON PIN; THENCE SOUTH 82 DEGREES 04' 04" EAST, 141.84 FEET TO AN IRON PIN; THENCE SOUTH 20 DEGREES 36' 40" EAST, 353.83 FEET TO AN IRON PIN; THENCE, SOUTH 75 DEGREES 55' 13" WEST, 235.07 FEET TO AN IRON PIN; THENCE, SOUTH 12 DEGREES 06' 30" EAST, 210.11 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF HARBOR ROAD; THENCE WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 01' 07" A RADIUS OF 323.65 FEET, A TANGENT OF 65.90 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 53' 00" WEST, 129.16 FEET A DISTANCE OF 130.03 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN, NORTH 35 DEGREES 23' 05" WEST, 186.59 FEET TO AN IRON PIN; THENCE SOUTH 74 DEGREES 13' 44" WEST, 135.70 FEET TO AN IRON PIN ON THE NORTHEASTERLY MARGIN OF HARBOR ROAD; THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34 DEGREES 59' 30" A RADIUS OF 82.05 FEET, A TANGENT OF 25.86 FEET, AND A CHORD BEARING AND A DISTANCE OF SOUTH 88 DEGREES 40' 11" WEST 49.34 FEET, DISTANCE OF 50.11 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF NOLENSVILLE PIKE; THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 03' 34", A RADIUS OF 4,855.19 FEET, A TANGENT OF 129.66 FEET AND A CHORD BEARING AND A DISTANCE OF NORTH 39 DEGREES 44' 25" WEST, 259.23 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID MARGIN NORTH 41 DEGREES 16' 12" WEST, 501.45 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE STATE OF TENNESSEE, BY ORDER RECORDED IN INSTRUMENT NO. 201907290074570, AND CONSENT JUDGMENT AND FINAL DECREE RECORDED IN INSTRUMENT NO. 202010230123432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEING PART OF TRACT 11 ON THE PLAN OF MARSHALL T. POLK'S SUBDIVISION OF THE PATTERSON LANDS, AS OF RECORD IN BOOK 421, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HILL CHAPEL ROAD ON THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO LEONARD S. MUNDY AND WIFE, BY DEED FROM W.A. HODGES AND WIFE, OF RECORD IN BOOK 2495, PAGE 496, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY LINE OF SAID MUNDY PROPERTY NORTH 12 DEGREES WEST 210 FEET TO MUNDY'S NORTHWEST CORNER; THENCE SOUTH 76 DEGREES WEST 212.7 FEET; THENCE SOUTH 15 DEGREES 30' EAST 210 FEET TO THE NORTHERLY MARGIN OF HILL CHAPEL ROAD; THENCE WITH SAID ROAD NORTH 76 DEGREES EAST 200 FEET TO THE BEGINNING.

TRACT 3:

BEING A PARCEL OF LAND LOCATED IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS RECORDED IN BOOK 2277, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY OF NOLENSVILLE PIKE AND THE SOUTH MARGIN OF AN UNRECORDED STREET MAINTAINED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS KNOWN AS HARBOR ROAD;

THENCE, N 78 DEG. 15' 00" E, 175.18 FEET TO A POINT IN A GRAVEL DRIVEWAY, A COMMON CORNER WITH RICHARD C. ARGO AS RECORDED IN INSTRUMENT NUMBER 200204160047217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, PASSING AN OLD IRON ROD AT 125.66 FEET, S 33 DEG. 38' 42" E, 210.00 FEET TO A NEW IRON ROD LOCATED IN AN OLD FENCE LINE, SAID POINT LYING IN THE NORTH LINE OF THE ROBERT J. LEONARD PROPERTY, AS RECORDED IN BOOK 9306, PAGE 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, S 78 DEG. 15' 00" W, 169.50 FEET TO A NEW IRON ROD LOCATED IN THE EAST RIGHT-OF-WAY OF NOLENSVILLE PIKE;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A LENGTH OF 212.20 FEET, A RADIUS OF 5,765.00 FEET, AND A CHORD BEARING DISTANCE OF N 35 DEG. 04' 11" W, 212.19 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION IS AN UNRECORDED RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING GENERALLY ACCEPTED AS 50 FOOT WIDE, IDENTIFIED AS HARBOR ROAD AND BEING MAINTAINED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORK, CONTAINING UTILITIES SERVING EXISTING PARCELS TO THE EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF 1.51 FEET FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 78 DEG. 15' 00" E, 71.74 FEET;

THENCE, S 57 DEG. 33'46" E, 75.67 FEET;

THENCE, ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 114.68 FEET, A RADIUS OF 323.65 FEET, AND A CHORD BEARING A DISTANCE OF S 67 DEG 42' 50" E, 114.08 FEET TO AN OLD IRON ROD;

THENCE, S 33 DEG. 38' 42" E, 67.22 FEET;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 180.71 FEET, A RADIUS OF 373.65 FEET, AND A CHORD BEARING A DISTANCE OF N 71 DEG. 25' 04" W, 178.95 FEET;

THENCE, N 57 DEG. 33' 46" W, 127.11 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO MOHAMMAD NAZEMI, SHOHREH HASSANZADEH AND 6260 NOLENSVILLE ROAD, LLC, BY DEED FROM MARSHA PUCKETT, TRUSTEE OF THE RICHARD CARNEY ARGO LIVING TRUST FOR MARSHA PUCKETT, TINA BEATTY, RICHARD W. ARGO AND ROBBIE JO SMITHSON AND THEIR APPOINTEES OR ISSUE DATED JANUARY 29, 2002, OF RECORD IN INSTRUMENT NO. 201707280076845, AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 201907310075631, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,
TENNESSEE.

Exhibit B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 421, Page 146 and Book 5190, Page 285, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of record in Book 2811, Page 503, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement Water Mains and Appurtenances, by and between W. A. Hodges and Janie H. Hodges and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 7499, Page 470, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, by and between Richard C. Argo and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200403100027425, in the Register's Office of Davidson County, Tennessee.

6. Easement(s) granted State of Tennessee, on Relation of the Commissioner of the Department of the Transportation, for and on behalf of said Department by Consent Order of Condemnation and Appropriation of record in Instrument No. 201907290074570; as affected by Consent Judgment and Final Decree in Instrument No. 202010230123432, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Affidavit and Memorandum of Lease Agreement and Right of First Refusal by and between Mohammed Nazemi and Shohreh Hassanzadah and Mulch Stop, LLC, of record in Instrument No. 202102110019859, in the Register's Office of Davidson County, Tennessee.

8. That portion of the land contained within the boundary of, or contiguous to, a cemetery and all rights of ingress and egress thereto.

9. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

