Prepared by and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Nolensville Pike Enterprises, LLC Attn: Oscar David Quinones 2604 Nolensville Pike, Suite C Antioch, Tennessee 37011	New Owner	119-05-0-279.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RON SEPEHR**, a married man (the "Grantor") does hereby transfer and convey unto **NOLENSVILLE PIKE ENTERPRISES LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

This is improved property located at 2608 Nolensville Pike, Nashville, Davidson County, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (the "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for 2021 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

Karen Johnson Davidson County
Batch# 686607 **DEEDWARR**
07/29/2021 02:38:01 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210729-0102347

[Signature page of General Warranty Deed]

WITNESS this the 28th day of July, 2021.

GRANTOR:

Ron Sepehr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ron Sepehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of July, 2021.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 5/5/2025

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE)

COUNTY DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $550,000.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of July, 2021.

Notary Public

My Commission Expires:

19th July 2022

EVAN LING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in the 6th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 28, 1959, and more particularly described as follows:

Beginning at a point in the Easterly margin of Nolensville Road, said point being 121.1 feet from the Northeast corner (extended) of Nolensville Road and Jointer Avenue in a direction North 26 degrees 30' West, this point being designated as the point of beginning; thence North 63 degrees 35' east 219.7 feet to an iron pin, North 0 degrees 51' East 12.2 feet to an iron pin; South 89 degrees 50' West 252 feet to an iron pin in the Easterly margin of Nolensville Road; thence along the Easterly margin of Nolensville Road, South 26 degrees 30' East 122.1 feet to the point of beginning.

Being the same property conveyed to Ron Sepehr and Mohsen Sarfehjoo, married persons, by Warranty Deed, from June Vance Brindley, husband Ellis H. Brindley, dated December 6, 1993, recorded December 13, 1993, of record in Book 9184, page 672, Register's Office for Davidson County, Tennessee.

The said Ron Sepehr having conveyed his interest to Sabrina Y. Shoulders by quitclaim deed of record in Book 9619, page 70, dated March 15, 1995, said Register's Office. Then said Sabrina Y. Shoulders having conveyed her interest back to Ron Sepehr by quitclaim deed of record in Instrument No. 20200304-0024113, dated March 4, 2020, said Register's Office.

The said Mohsen Sarfehjoo having conveyed his interest to La Tierra Prometida, LLC, a Tennessee limited liability company, by warranty deed, of record in Instrument No. 20200207-0014409, dated February 4, 2020, said Register's Office.