Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 20 day of Aug., 2021.

Notary Public
My commission expires: _____

Karen Johnson Davidson County
Batch# 703262 DEEDWARR
08/24/2021 10:06:52 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210824-0114075

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
310TMP, LLC 310 Two Mile Pike Goodlettsville, TN 37072	310TMP, LLC 4209 Gallatin Pk. Nashville, TN 37216	026-05-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Able Builders, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **310TMP, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Section 2, C & T Subdivision, as shown by plat of record in Plat Book 5210, page 275, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Able Builders, Inc. by Warranty Deed form Moh Hayati, a married man, individually, and Alicia Azimipour and Lindsey Heick and Megan Long and Emily Azimipour, heirs to the Estate of Ahmad Azimipour, deceased, dated June 25, 2019 of record as Instrument No. 20190701-0063465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 310 Two Mile Pike, Goodlettsville, TN 37072

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this the 20th day of August, 2021.

Able Builders, Inc.
A Tennessee corporation

By: Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hossein Moradipour, President for Able Builders, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such President.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of August, 2021.

Notary Public

My Commission expires: 06-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021077145