Karen Johnson Davidson County
Batch# 705414 DEEDWARR
08/26/2021 11:31:41 AM 5 pgs
Fees: $28.00 Taxes: $6,197.50
20210826-0115383

THIS INSTRUMENT WAS PREAPRED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Y World Investment, LLC 721 Green Hill Boulevard Brentwood, Tennessee 37027	New Owner	119-09-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **STS PROPERTY GROUP, L.L.C.,** a Tennessee limited liability company, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Y WORLD INVESTMENT, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of August, 2021.

GRANTOR:

STS PROPERTY GROUP, L.L.C.,
a Tennessee limited liability company

By: _____
HAMID TOLOOGOLZARI, MEMBER

By: _____
ALI SHAHOSSEINI, MEMBER

By: _____
ZABIHOLLAH SHAHHOSSEINI, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari, Ali Shahosseini and Zabihollah Shahhosseini, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a Members of STS Property Group, L.L.C, the within named bargainor, a Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Hamid Toloogolzari, Ali Shahosseini and Zabihollah Shahhosseini as its Members.

Witness my hand and official seal this 24th day of August, 2021.

_____
Notary Public
My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,675,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Christy Moore
Affiant

Sworn to and subscribed before me,
this 24th day of August, 2021.

Brooke K. Powers
NOTARY PUBLIC

BROOKE POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/24

Exhibit "A"

Legal Description of Property

A certain tract or parcel of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set in the easterly right of way of Logan Street, said pin being the southwest corner of the herein described tract; thence along said right of way N 07 degrees 51 minutes 18 seconds E, a distance of 60 feet; thence S 84 degrees 47 minutes 20 seconds E, a distance of 163.47 feet; thence S 07 degrees 37 minutes 53 seconds W, a distance of 60 feet; thence N 84 degrees 47 minutes 20 seconds W, a distance of 163.71 feet to the point of beginning, containing 9805.8 sq. feet, or .23 acres, more or less, according to a survey dated 12/20/2004, performed by John Kohl & Company, P.C., Jeffrey A. Leopard, Surveyor, TNRLS No. 2415, 400 Seventh Avenue South, Nashville, TN 37203.

Being the same property conveyed to STS Property Group, L.L.C., a Tennessee limited liability company by Quitclaim Deed from Hamid Toologolzari and Ali Shahosseini and Zabih Shahosseini, dated February 3, 2009, recorded February 28, 2009, of record in Instrument No. 20090218-0013539, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. All matters described according to a survey dated 12/20/2004, performed by John Kohl & Company, P.C., Jeffrey A. Leopard, Surveyor, TNRLS No. 2415.