Karen Johnson Davidson County
Batch# 720298 DEEDWARRSP
09/21/2021 07:57:30 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20210921-0126309

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
6664 Nolensville LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203-4512	6664 Nolensville LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203-4512	18100004700

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shawyon Nazemi, Successor Trustee of the Nazemi Family Trust 2012 u/a/d December 27, 2012, as amended, Mohammad T. Nazemi, individually and Shohreh Hassanzadeh, individually hereinafter collectively called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to (a) George Fort and Mallory Fort, husband and wife, a 71.428% undivided interest, and to (b) 6664 Nolensville LLC a 28.572% undivided interest, both (a) and (b) as tenants in common, the GRANTEES herein, their heirs, successors and assigns.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2021 and subsequent years.
2. That portion of the land embraced within the bounds of any public road or thoroughfare.
3. Matters disclosed on that certain ALTA/NSPS Land Title Survey of 6664 Nolensville Pike, Brentwood, Davidson County, Tennessee, noted as Job Number 20-078 and dated September 13, 2021, by Jason J. Stivers, RLS 2219, of Stivers Land Surveying.

GRANTORs further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors

and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

Whenever 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 as of this 14th day of September, 2021.

GRANTORS:

Shawyon Nazemi, Successor Trustee
of the Nazemi Family Trust 2012
u/a/d December 27, 2012, as amended

Mohammad T. Nazemi, individually

Shohreh Hassanzadeh, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Shawyon Nazemi, Successor Trustee of the Nazemi Family Trust 2012 u/a/d December 27, 2012, as amended, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Successor Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 2021.

Notary Public

My Commission Expires: May 2, 2022

MALINDA K WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Mohammad T. Nazemi, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 2021.

Malinda K. Wilson
Notary Public

MALINDA K WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

My Commission Expires: May 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Shohreh Hassanzadeh, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 2021.

Malinda K. Wilson
Notary Public

MALINDA K WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

My Commission Expires: May 2, 2022

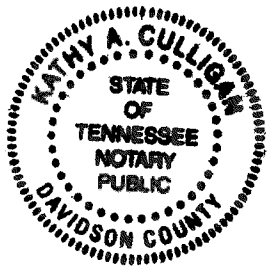
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $2,000,000.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 2021.

Notary Public



My Commission Expires: 3/7/2023

EXHIBIT A

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

LAND IN DAVIDSON COUNTY, TENNESSEE, A TRACT OF LAND IN THE 5TH FORMERLY THE 6TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY IN JULY 1947 BY H.B. FOWLKES, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AT THE SOUTHWEST CORNER OF THE LAND OF JOHN B. HILL HEIRS; THENCE WITH THEIR WESTERLY LINE, NORTH 11 DEC. 15 MIN. EAST 799.7 FEET TO A POINT IN THE LINE OF THE LANDS OF LESLIE BOYD JONES AND WIFE; THENCE, WITH THEIR LINE, SOUTH 45 DEG. 38 MIN. WEST 670.2 FEET TO A POINT IN THE EAST LINE OF NOLENSVILLE PIKE; THENCE WITH THE LINE OF THE SAME, SOUTH 45 DEG. 21 MIN. EAST 432.7 FEET TO A POINT AND CONTINUING WITH SAID PIKE, NORTH 44 DEC. 39 MIN. EAST 5 FEET AND SOUTH 45 DEG. 21 MIN. EAST 9.3 FEET TO THE BEGINNING, BEING TRIANGULAR IN SHAPE AND CONTAINING 3.4 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE NAZEMI FAMILY TRUST 2012, BY DEED FROM MOHAMMAD T. NAZEMI AND SHOHREH HASSANZADEH, OF RECORD IN INSTRUMENT NO. 201212280120120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 6664 Nolensville Pike, Brentwood, Tennessee, 37027.

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 on 09/14/2021.

Signature

Date: 09/20/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, 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 09/20/2021

My Commission Expires: 01/08/2024
Notary Seal

