This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14538-CC

Karen Johnson Davidson County
Batch# 756447 DEEDWARR
11/16/2021 04:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20211116-0152822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

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

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Boulton Properties, LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250 Carmel, IN 46032	New Owner **c/oBoulton Properties, LLC 2325 Pointe Parkway, Suite 250 Carmel, IN 46032**	182-6-A-349.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Mahshid Ferdosian and Sheyda Ferdosian**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Boulton Properties, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 286, Final Plat, Old Hickory Hills, Phase Three - Section Two, according to survey and plat of same appearing of record in Instrument No. 20070516-0058484, in the 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 Mahshid Ferdosian and Sheyda Ferdosian by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated March 17, 2021, recorded March 23, 2021, of record in Instrument No. 20210323-0038006, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Rebekah F. Burtis and Timothy E. Burtis, dated February 15, 2021, recorded March 3, 2021, of record in Instrument No. 20210303-0027622, said Register's Office; and further, being the same property conveyed to Rebekah F. Burtis and Timothy E. Burtis, wife and husband by Warranty Deed dated February 27, 2015, recorded March 4, 2015, of record in Instrument No. 20150304-0018827, said Register's Office.

**NOTE - With this conveyance legal description is being corrected as to plat recording information due to Scrivener's Error in previous deeds.

This is unimproved property located at: **8469 Lawson Drive, Antioch, TN 37013**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Mahshid Ferdosian ("Principal") by Sheyda Ferdosian pursuant to the Power of Attorney of record in Instrument Number 202111160152821, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2021.

GRANTOR:

Mahshid Ferdosian by Sheyda Ferdosian, as attorney in fact

Mahshid Ferdosian, by Sheyda Ferdosian, her Attorney in Fact

Sheyda Ferdosian

Sheyda Ferdosian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheyda Ferdosian, the within named bargainor, 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 this 5th day of November, 2021.

Notary Public
My Commission expires: 3/3/2025

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheyda Ferdosian, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed of the foregoing instrument on behalf of Mehshid Ferdosian ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 5th day of November, 2021.

Notary Public
My Commission expires: 3/3/2025

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

EXHIBIT "A"
TO Warranty Deed
From: Mahshid Ferdosian and Sheyda Ferdosian
To: Boulton Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Sheyda Ferdosian
Affiant

WITNESS my hand and seal at office this 5th day of November, 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

Tennessee Certification of Electronic Document

I, Samantha Herrmann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 5, 2021** (date of document).

Samantha Herrmann
Affiant Signature

11/12/2021
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **12th** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

202111160152822