THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 779217 DEEDWARR
12/23/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211223-0169729

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
SMK Enterprise, Inc, a Tennessee corporation 7808 Quimby Ct Nashville TN 37211	Owner	147-07-0-212.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Wise Management Partners, a Tennessee General Partnership composed of David Ashkazari and Fabiborz Akbari**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SMK Enterprise, Inc, a Tennessee corporation**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in DAVIDSON County, State of Tennessee, described as follows:

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Edward Gooch, *et ux*, as of record in Deed Book 1810, Page 610, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows, according to an unrecorded survey done by Dale and Associates, Inc. dated April 23, 1985:

BEGINNING at a point in the easterly margin of Nolensville Road, said point being 68 ft. North of the centerline of Higgins Street; thence, along said margin of Nolensville Road, around a curve having a central angle of 3 deg. 07 min. 18 sec., a radius of 1321.45 ft., a total distance of 72.00 feet to a point; thence, S 8 deg. 51 min. 17 sec. E, a distance of 147.51 ft. to a point; thence, S 3 deg. 11 min. 06 sec. E, a distance of 59.80 ft. to a point; thence N 87 deg. 23 min. 18 sec. W, a distance of 131.39 ft. to the POINT OF BEGINNING and containing **0.20 acres** of land more or less.

Being the same property conveyed to Wise Management Partners, a Tennessee general partnership composed of David Ashkazari and Fariborz Akbari by Warranty Deed from Preston H. Wright and wife, Lynda D. Wright of record on November 16, 2018, at Instrument No. 20181116-0112972, Davidson County Register of Deeds.

This property commonly known as 4504 Nolensville Pike, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

01288-47360

Witness the hands of the Grantor's authorized representatives below,

this 17 **day of December, 2021:**

Wise Management Partners, a Tennessee general partnership composed of David Ashkazari and Fariborz Akbari

By: David Ashkazari, General Partner

By: Fariborz Akbari, General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, W. Aaron Fortner, of the state and county aforementioned, personally appeared **David Ashkazari** and **Fariborz Akbari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner **Wise Management Partners, a Tennessee general partnership composed of David Ashkazari and Fariborz Akbari**, the within named bargainor, a partnership, and that such persons, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and official seal, this 17 day of December, 2021.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$535,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17 DAY OF December, 2021:

Notary Public

My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/17/2021.

Kimberly D Hicks
Affiant
Date: 12/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON