Karen Johnson Davidson County
Batch# 785551 DEEDWARR
01/05/2022 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $7,215.00
20220105-0002251

GENERAL WARRANTY DEED

FROM: MOHAMMED TAGHI OFTADEH

TO: CP REAL ESTATE, LLC

This instrument was prepared by:
Scott Fielding, Esq,
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
CP Real Estate, LLC 5129 Walnut Park Drive Brentwood, Tennessee 37027	Same	08600017500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

Affiant

Sworn to and subscribed before me, this 30 day of December, 2021

Notary Public

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

My Commission Expires: 3/3/2025

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOHAMMED TAGHI OFTADEH** (the "Grantor") has bargained and sold, and by these presents does transfer, sell and convey unto **CP REAL ESTATE, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 3603 Central Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor is lawfully seized and possessed of a fee simple interest in the Property, the Grantor has a good right to convey the Property, and the Property is unencumbered except as to those matters set forth on Exhibit "B" attached hereto, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B" attached hereto, Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the Grantee, its heirs, 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 30 day of December, 2021.

GRANTOR:

M. Oftadeh

MOHAMMED TAGHI OFTADEH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MOHAMMED TAGHI OFTADEH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of December, 2021.

C M Corriveau

Notary Public

My Commission Expires: 3/3/2025

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

EXHIBIT A
PROPERTY DESCRIPTION

A tract of land in the 2nd Civil District of Metropolitan Nashville, Davidson County, Tennessee, being located east of Central Pike and south of Hermitage Industrial Park, being Lot 5 Hermitage Industrial Park Section 3, of record in Book 5800, page 81, Register's Office for Davidson County, Tennessee, which property is more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Central Pike at the most southerly return of Hermitage Industrial Drive, as shown on the plat of Hermitage Industrial Park, Section I, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; thence

Northerly with a curve to the right having a radius of 25.0' and a certain angle of 86 deg 39' 12" (and a chord bearing a distance of N 6 deg 34' 26" W, 34.31), a distance of 37.81' to an iron pin on the southerly margin of Hermitage Industrial Drive; thence,

With the southerly margin of Hermitage Industrial Drive, N 36 deg 46' E, a distance of 83.73' to an iron pin; thence,

With a curve to the right having a radius of 741.69' and a central angle of 22 deg 00' (and a chord bearing a distance of N 47 deg 45' 54" E, 283.04), a distance of 284.79 with the southerly margin of Hermitage Industrial Drive to an iron pin; thence,

With the southerly margin of Hermitage Industrial Drive, N 58 deg 46' E, a distance of 40.00' to an iron pin; thence,

S 86 deg 56' E, a distance of 326.08' to an iron pin; thence,

S 23 deg 39' 30" E, a distance of 35.00' to an iron pin in the west line of Lot 4, Section I, Hermitage Industrial Park, Subdivision No. 69-157-G, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; thence,

With the west line of said Lot 4, S 8 deg 19' E, a distance of 273.0' to an iron pin in the north line of the property conveyed to Lambert Bros., Inc. by deed of record in Book 2397, page 23, Register's Office for Davidson County, Tennessee; thence,

With Lambert Bros., Inc. north line, an old fence post line, S 77 deg 46' W, a distance of 571.2' to an iron pin on the easterly margin of Central Pike; thence,

With the easterly margin of the Central Pike, northwesterly with a curve to the left having a radius of 1196.3' and a central angle of 7 deg 28' (and a chord bearing a distance of N 45 deg 34' 54" W, 155.79') and a distance of 155.09 to an iron pin; thence,

N 40 deg 41' E, a distance of 15.00' making an offset in the margin of Central Pike to an iron pin; thence,

With the easterly margin of Central Pike, northwesterly with a curve to the left having a radius of 1211.3' and a central angle of 0 deg 35' 08" (and a chord bearing a distance of N 49 deg 36' 28" W, 12.38') a distance of 12.38' to the point of beginning and containing 4.85 acres, more or less.
Being the same property conveyed to Mohammad Taghi Oftadeh, by deed from John Matthew Binkley and wife, Leighsa Binkley, of record in Instrument No. 20040504-0050750, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 4, 2004. Also see Affidavit of Scrivener's Error in Instrument No. 20210301-0025058, Quitclaim Deed in Instrument No. 20000929-0096544, Quitclaim Deed in Book 7985, Page 641 and Warranty Deed in Book 6980, Page 643.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County taxes for the year 2022 and thereafter, not yet due and payable.

2. All matters appearing on subdivision plat / survey of record in Book 5800, Page 81, in the Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 11115, Page 452, in the Register's Office for Davidson County, Tennessee.

4. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

5. The ALTA / NSPS Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated November 22, 2021, last revised on December 27, 2021, and designated as Job No. 21111, shows the following:

   a. 12-foot Storm Sewer/Culvert
   b. 10-foot Public Utilities & Drainage Easement
   c. 15-foot Storm Sewer/Culvert
   d. Overhead Utility Lines
   e. Portion of the gravel drive along Hermitage Industrial Drive and Central Pike
   f. Fence along the northwesterly, northerly and northeasterly lot lines

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/30/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/30/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** December, **2** 021 .

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM