WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $2,050,000.00 Affiant Subscribed and sworn to before me This 9th day of December, 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Shawyon Nazemi, Trustee of The Nazami Family Trust dated 2012 e/a/d December 27, 2012 5019 Mountainview Place Brentwood, TN 37207	New Owner	148 00 0 135.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Two Million, Fifty Thousand Dollars ($2,050,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mitchell Whitson**, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Shawyon Nazemi, Trustee of The Nazami Family Trust dated 2012 e/a/d December 27, 2012,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Karen Johnson Davidson County
Batch# 785937 DEEDWARR
01/10/2022 12:40:47 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00

20220110-0002753

Being Lot. No. 1 of the M.L. Martin Property Subdivision Plan as shown of record in Plat Book 6200, Page 262, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mitchell Whitson by Warranty Deed from Michael Leon Martin and wife, Gladys Louise Martin, of record in Instrument Number 20140402-0027085, Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on April, 2, 2014.

This is improved property known as 2111 Antioch Pike, Nashville, TN 37013.

This is the same legal description as the previous deed.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Deed of Conveyance of record in book 6846, page 570, said Register's Office.
2. Subject to all matters on plat book 6200, page 262, said register's Office.
3. Subject to Agreement for Sale of Real Property recorded in book, 7521, page 259, if currently applicable.
4. Easement for the flow of Mill Creek.
5. Taxes for 2022 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of December, 2021.

Mitchell Whitson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Mitchell Whitson**, 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 Nashville, Tennessee, this 9th day of December 2021.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: