This instrument prepared by:
DAVIS LAW FIRM
FOR FIRST COMMERCE TITLE
101 1st Ave North
Lewisburg, TN 37091

Karen Johnson Davidson County
Batch# 800840 **DEEDWARR**
02/07/2022 08:43:53 AM 3 pgs
Fees: $18.00 Taxes: $6,304.80
20220207-0013583

FOR IDENTIFICATION PURPOSES ONLY:
GIS Map 175, Parcel 036.00
Property Address: 12761 Old Hickory Blvd Antioch, TN 37013

WARRANTY DEED

FROM: **FARZIN FERDOWSI**

TO: **AUTO CENTRAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, FARZIN FERDOWSKI, have this day bargained and sold, and do, by these present, transfer and convey unto AUTO CENTRAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, its heirs and assigns, his right, title and interest in and to the following described realty located in Davidson County, Tennessee, and being further described as follows, to wit:

Beginning at a point in the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg. 22' West 150 feet from the north line of the 38 acre tract conveyed to Edward Caldwell by deed from Robert Lusk and wife, of record in Book 1139, Page 5, of the Register's Office for said County, being the northwest corner of a 2 acre tract excluded from the deed of said Edward Caldwell; thence with the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg. 22' West 335 feet, more or less, to a point; continuing with said Boulevard in a southwesterly direction and on a 3 deg. curve 165 feet, more or less, to a point, in all 500 feet, more or less, to the southwest corner of a 3 acre tract conveyed to Robert Lusk by Deed from Edward Caldwell, of record in Book 1148, Page 493, said Register's Office: thence South 88 deg. 35' East 450 feet. more or less, to a point, the southeast corner of said 3 acre tract; thence North 6 deg. 22' East, passing the northeast corner of said 3 acre tract at 300 feet, in all 500 feet to a point, the northeast corner of said 2 acre tract; thence North 88 deg. 35' West 435 feet to the point of beginning, containing 5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson Engineers, on October 12, 1963, as follows:

Beginning at an iron pin located in the east margin of Hobson Pike-Old Hickory Blvd., the common front corner of the land herein described and the Hadley property as shown on said survey; thence South 88 deg. 35' East 435.0 feet to an iron pin; thence South 6 deg. 22' West 167.5 feet thence North 88 deg. 35' West 435.0 feet to an iron pin in the east margin of Hobson Pike-Old Hickory Blvd., thence North 6 deg. 22' East 167.5 feet to the point of beginning, containing 1.67 acres.

Being the same property conveyed to Farzin Ferdowsi by Warranty Deed dated September 1, 2016 from Saeed Sassan, recorded September 2, 2016 in Instrument Number 20160902-0092630, Register's Office of Davidson County, Tennessee.

The above-described tract is subject to:

1. Any and all existing easements and/or restriction of record or that a title evaluation would reveal;

2. Restrictive Covenants in Instrument 20041214-0148706, Register's Office of Davidson County, Tennessee;

3. Stormwater Detention Agreement in Instrument 20030114-0005588, Register's Office of Davidson County, Tennessee;

4. Perpetual Easement for Highway Purposes in Book 4097, Page 500, Register's Office of Davidson County, Tennessee;

5. Easement for Use of Water Supply in Book 4132, Page 547, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, in fee simple forever.

The Grantor COVENANTS that he is lawfully seized and possessed of the granted realty; that he has good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that he will forever warrant and defend the title thereto unto the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS MY HAND this 25 day of January, 2022.

FARZIN FERDOWSI

STATE OF Tennessee
COUNTY OF Williamson

On this 25 day of January, 2022 before me personally appeared FARZIN FERDOWSI to me known to be the person described herein, and who executed the foregoing and attached instrument, and who acknowledged that he executed the same as his free act and deed.

My Commission Expires: 2-24-2024

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Williamson

The undersigned makes oath that the actual ~~value or~~ consideration of this transfer is $1,704,000.00

AFFIANT

Sworn to and subscribed before me this 25 day of January, 2022.

My Commission Expires: 2-24-2024

Notary Public

Renee Wells
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

TAXES WILL BE PAID BY: New Owner
Auto Central, LLC
12761 Old Hickory Blvd.
Antioch, TN 37013