This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12977-CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2022.

Notary Public
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Karen Johnson Davidson County
Batch# 813861 DEEDWARR
03/02/2022 12:20:59 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220302-0023701

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
PNE Investment, LLC 1201 Gallatin Pike North Nashville, TN 37115	New Owner	002-00-0-041.00 002-00-0-095.00 002-00-0-041.00-001 002-00-0-041.00-002

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, **Hossein Moradipour and wife, Cynthia L. Moradipour**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PNE Investment, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Property located on the West side of U.S. Highway 41 in the 1st Councilmatic District of Davidson County, Tennessee. Being shown as part of parcel 141.00 on Davidson County property map 2, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 2007, and last revised on January 18, 2008, and known as Job No. 06-0177, as follows:

Beginning at a point in the Easterly right-of-way of Highway 41 at the Southwest corner of the herein-described tract. Said point being located North 30 degrees 45 minutes 13 seconds West 285.32 feet as measured along the right-of-way of Highway 41, from an iron pin at the Southwest corner of the Charlene C. Lyle property of record in Book 5761, page 809, Register's Office for Davidson County, Tennessee. Thence from said point of beginning, with the right-of-way of Highway 41, North 30 degrees 45 minutes 13 seconds West 295.95 feet to an iron pin set; thence leaving the right-of-way of Highway 41 with a new line severing the Hale property, and with a fence line, 75 degrees 40 minutes 26 seconds East 281.99 feet to a fence corner; thence South 38 degrees 26 minutes 03 seconds East 52.32 feet to a fence corner; thence South 16 degrees 46 minutes 01 seconds West 85.07 to a fence corner; thence South 64 degrees 25 minutes 54 seconds West 143.96 feet to the point of beginning.

Tract 2:
Property located on the West side of U.S. Highway 41 in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 41.00 on Davidson County property map 2, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 2007 and last revised on January 18, 2008, and known as Job No. 06-017, as follows:

Beginning at an iron pin set in the Easterly right-of-way of Highway 41 at the Southernmost Southeast corner of the herein-described tract and the Southwest corner of the Charlene C. Lyle property of record in Book 5761, Page 809, R.O.D.C., TN. Thence from said Point of Beginning, with the right-of-way of Highway 41, North 30 degrees 45 minutes 13 seconds West - 285.32 feet to an iron pin set; Thence leaving the right-of-way of Highway 41 with a new line severing the Hale Property, and with a fence line, North 64 degrees 25 minutes 54 seconds East - 143.96 feet to a fence corner, thence North 16 degrees 46 minutes 01 seconds East - 85.07 feet to a fence corner, Thence North 38 degrees 26 minutes 03 seconds West - 52.32 feet to a fence corner; Thence North 75 degrees 40 minutes 26 seconds West - 281.99 feet to a point in the Easterly right-of-way of Highway 41; Thence with said right-of-way, North 30 degrees 45 minutes 13 seconds West - 134.10 feet to an iron pin set; Thence North 32 degrees 09 minutes 28 seconds East - 70.28 feet to an iron pin set; Thence North 37 degrees 14 minutes 13 seconds West - 185.42 feet to a concrete highway monument; Thence leaving Highway 41 with the Southerly line of the William B. Case, Jr. Property of record in Book 5348, Page 568, R.O.D.C., TN. South 82 degrees 14 minutes 48 seconds East - 209.55 feet to an iron pin found at the Southwest corner of the Subella Rumph property of record in Book 4442, Page 809, R.O.D.C., TN. Thence with the Southerly line of Rumph, South 82 degrees 05 minutes 45 seconds East - 358.94 feet to an iron pin set at the Northwest corner of the Charlene C. Lyle property, aforementioned. Thence with the Westerly line of Lyle, South 09 degrees 21 minutes 04 seconds West - 754.29 feet to the Point of Beginning, containing 4.22 acres, more or less.

Being the same property conveyed to Hossein Moradipour and wife, Cynthia L. Moradipour by Warranty Deed from Eugene C. Hale and wife, Flossie P. Hale, dated May 31, 2017, and recorded on June 02, 2017, of record in Instrument No. 20170602-0054949 Register's Office for Davidson County, Tennessee.

This is improved property located at: **0, 1969, 1969B & 1969C Springfield Highway, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of February, 2022.

GRANTOR:

Hossein Moradipour

Cynthia L. Moradipour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hossein Moradipour and Cynthia L. Moradipour, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025