THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35488-1 Box #14

Karen Johnson Davidson County
Batch# 822962 DEEDWARR
03/16/2022 10:43:52 AM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20220316-0030597

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Reza and Suzy Frazmand P.O. Box 150646 Nashville, TN 37215	New Owner	09212020600 & 09212020300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, James D. Petrucelli, Evelyn Petrucelli Spencer and John F. Petrucelli (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Reza Frazmand and Suzy Frazmand, husband and wife (hereinafter collectively referred to as the "Grantees"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14th day of March, 2022.

James D. Petrucelli

Evelyn Petrucelli Spencer

John F. Petrucelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James D. Petrucelli, Evelyn Petrucelli Spencer, and John F. Petrucelli, the within-named bargainors, 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, at office this 14th day of March, 2022.

Notary Public
My Commission Expires:

MARGARET A. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2022.

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Legal Description

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of the John Boyd Home Place, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 315 fronts 50 feet on the northerly side of State Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James D. Petrucelli, Evelyn Petrucelli Spencer and John F. Petrucelli by Deed dated August 24, 1976 from O. B. Hofstetter, Jr., Trustee, of record in Book 5103, page 733, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the easterly 3 feet of Lot No. 312 and all of Lot Nos. 313 and 314 on the Plan of the John Boyd Home Place, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lot No. 312 fronts 3 feet on the northerly side of State Street and extends back between lines, 170 feet to an alley.

Said Lot No. 313 fronts 50 feet on the northerly side of State Street and runs back between parallel lines, 170 feet to an alley.

Said Lot No. 314 fronts 50 feet on the northerly side of State Street and extends back between parallel lines, 170 feet to an alley.

Being all of the same property conveyed to Felice Petrucelli and wife, Evelyn J. Petrucelli by Deeds dated July 15, 1966, from Seymour Goodman and wife, Sherry Gilbert Goodman, of record in Book 4036 Page 485 (as to Part of Lot No. 312 and all Lot No. 313) and Book 4036 Page 489 (as to Lot No. 314), Register's Office for Davidson County, Tennessee. The said Felice A. Petrucelli died on June 22, 1977, leaving Evelyn J. Petrucelli as the surviving tenant by the entirety. The said Evelyn J. Petrucelli, also known as Evelyn Jones Petrucelli, died testate on June 26, 1984. The property was devised to James D. Petrucelli, Evelyn Petrucelli Spencer and John Petrucelli pursuant to the Last Will and Testament of Evelyn Jones Petrucelli, of record in Will Book 148, Page 555 and Probate No. 75348, Probate Court for Davidson County, Tennessee. The property was further conveyed to said devisees by Administratrix's Quitclaim Deeds dated October 7, 2011, from Evelyn Petrucelli Spencer, as Administratrix of the Estate of Evelyn Jones Petrucelli, of record in Instrument No. 20111014-0080153 (as to Part of Lot No. 312 and all of Lot No. 313) and Instrument No. 20111014-0080152 (as to Lot No. 314), Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2022 and all subsequent years, not yet due and payable. Map and Parcel 09212020600 & 09212020300. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the ALTA/NSPS Land Title Survey of 1620-1626 State Street by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S. #3319, dated February 2, 2022 as Job Number SS55442.DWG.