This Instrument Prepared By:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 834376 DEEDWARRSP
04/04/2022 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20220404-0038932

SPECIAL WARRANTY DEED

Grantor:	**Samir Investments, a Tennessee general partnership composed of partners Soheil K. Mansour and Amir Arab**
Grantee:	**Paragon Mills LLC, a Tennessee limited liability company**
County:	**Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Paragon Mills LLC 1209 Saxon Drive Nashville, TN 37215	**Map and Parcel No. (s):** 133 15 0 126.00

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00 Sharon Fernandez Affiant	Subscribed and sworn to before me, this 15 **day of March, 2022.** Regina Sullo Notary Public My commission Expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is acknowledged, **Samir Investments,** a Tennessee general partnership composed of **Soheil K. Mansour** and **Amir Arab,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey the real estate described in Exhibit A attached hereto and incorporated herein ("the Property") to **Paragon Mills LLC,** a Tennessee limited liability company, and its successors and assigns ("Grantee").

TO HAVE AND TO HOLD the Property, with appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor further covenants that it has not made, executed or allowed any instrument or act whereby the Property, or any part thereof, shall be charged or encumbered in any manner except for such matters as disclosed in this deed including the attached Exhibit A and matters filed of record with the Register's Office for Davidson County, Tennessee. The Property is subject to current year property taxes which have been prorated between Grantor and Grantee.

Grantor further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but no further.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by all of its partners on this **14th day of March, 2022.**

Samir Investments, a Tennessee general partnership

By _____
Soheil K. Mansour
Partner

By _____
Amir Arab
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Soheil K. Mansour** and **Amir Arab**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of **Samir Investments**, the within named bargainor, a Tennessee general partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this **14th day of March, 2022.**

_____
Notary Public

My Commission Expires January 3, 2023.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a Tract of land lying in Davidson County, Tennessee, described as follows according to the survey of Michael H. Charette, Registered Land Surveyor, No. 2048, dated March 1, 2022, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.

Beginning at an iron rod on northerly right-of-way line of Paragon Mills Road, approximately 1250 feet northeasterly from Nolensville Road, at a corner common with O.I.C. Paragon Mills Road, as of record in Deed Instrument No. 201805090044346, at the Register's Office for Davidson County, Tennessee; Thence leaving the northerly right-of-way line of Paragon Mills Road with easterly property line of O.I.C. Paragon Mills Road, North 17 deg 17 min 36 sec West, 195.23 feet to an existing iron rod on the southerly property line of Paragon Hills Subdivision, as of record in Plat Book 3300, Page 100; Thence with the southerly property line of Paragon Hills Subdivision, North 56 deg 04 min 27 sec East, 449.10 feet to an iron rod set on the westerly property line of Canterbury Hall Apartments, as of record in Plat Book 5200, Page 159, at said register's Office; Thence with the westerly property line of Canterbury Hall Apartments, South 35 deg 45 min 37 sec East, 183.83 feet to an iron rod set on the northerly right-of-way line of Paragon Mills Road; Thence with the northerly right-of-way line of Paragon Mills Road along a curve to the right with an arc length of 443.69 feet, the radius of which is 10,182.25 feet, the central angle of which is 2 deg 29 min 48 sec, the chord of which is South 54 deg 37 min 59 sec West, 443.66 feet to the point of beginning, containing 85,256 square feet (1.957 acres more or less).

Being the same property conveyed to Samir Investments from First Fellowship Mission Baptist Church, a Tennessee Non-Profit Corporation, by deed of record as Instrument No. 20170420-0038962, Register's Office for Davidson County, Tennessee.

The property is subject to all matters of record in the Register's Office for Davidson County, Tennessee. The draftsman of this deed did not perform a title search.

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/15/22 (date of document).

Affiant Signature

3/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25