Karen Johnson Davidson County
Batch# 839628 DEEDWARRSP
04/13/2022 04:15:05 PM 4 pgs
Fees: $23.00 Taxes: $10,175.00
20220413-0043183

This instrument prepared by and after recording, return to:
Kay B. Housch, Esq., BPR#010995
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201
File No. 2022-015

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mohammad Nazemi	(NAME) Same as new owner	Map and Parcel #s 18100009200
(STREET ADDRESS) 5019 Mountview Place		18100009400
(CITY) (STATE) Brentwood, TN 37027		And part of 18100009100

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Clayton Properties Group, Inc., a Tennessee corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Mohammad Nazemi,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:
A parcel of land located in the 4th Civil District of the Metro area of Nashville, County of Davidson, Tn, said tract being more particularly described according to an ALTA/NSPS Land Title Survey by Clint T. Elliott Registered Land Surveyor dated 9-21-2016 Project ID Holt 6419, as follows;

BEGINNING at a new iron rod set on the southern right-of-way line of Holt Road, having a right-of-way width of 50 feet, said point also being located at the northeastern most corner of the John H. Parker property as described in Deed Book 4877, page 873 in the Registers Office of Davidson County, Tennessee, the same point being the northwestern most corner of the property being herein described; thence, leaving said point, with and along the southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 499.78 feet to a new iron rod set at the northwestern corner of the Richard Jack Byrd property as described in Deed Book 8593, Page 1 in the Registers Office of Davidson County, Tennessee; thence, leaving said point and southern right-of-way line of Holt Road continuing with and along the Richard Jack Byrd property , South 14 degrees 34 minutes 08 seconds West, 235.95 feet to an iron rod set; thence, leaving said point South 72 degrees 05 minutes 52 East, 156.00 feet to an iron rod set; thence, North 14 degrees 34 minutes 08 seconds East, 239.96 feet to an iron rod set on the southern right-of-way line of the aforementioned Holt Road, the same point being the northeastern most corner of the aforementioned Richard Jack Byrd property; thence, leaving said point, with and along the southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 82.23 feet to a point; thence, South 78 degrees 04 minutes 03 seconds East, 88.53 feet to a point; thence, continuing with and along said southern right-of-way line of Holt Road, in a curve to the left having a radius of 700 feet, an arc length of 305.84 feet and being subtended by a chord of North 89 degrees 24 minutes 57 seconds East, 303.41 feet to a point; thence, continuing in a curve to the left having a radius of 736.97 feet, an arc length of 220.73 feet and being subtended by a chord of North 68 degrees 19 minutes 06 seconds East, 219.91 feet to an iron rod found; thence, North 59 degrees 44 minutes 16 seconds East, 44.08 feet to an iron rod set said point being the northeastern most corner of the property being herein described; thence, leaving the southern right-of-way line of Holt Road, with and along the western property line of the Tisano Realty, Inc., property as described in instrument number 20160425, page 40205 in the Registers Office of Davidson County, Tennessee, South 02 degrees 33 minutes 12 seconds West, 232.11 feet to an iron rod; thence, leaving said point and passing thru an iron rod at 42.11 feet, South 40 degrees 50 minutes 11 seconds East, 250.00 feet to a ⅝" iron rod; thence, North 57 degrees 42 minutes 28 seconds East, 141.78 feet to an iron rod located on the western right-of-way line of Nolensville

Pike, having a right-of-way width that varies; thence, leaving said point, with and along the western right-of-way line of Nolensville Pike, South 28 degrees 37 minutes 14 seconds East, 119.71 feet to a concrete monument; thence, continuing with and along said right-of-way line South 21 degrees 57 minutes 31 seconds East, 172.17 feet to a concrete monument; thence, South 25 degrees 48 minutes 58 seconds East, 5.06 feet to an iron rod found; thence, leaving said point and right-of-way line of Nolensville Pike, with and along the northern property line of the Tennessee Bank and Trust Property as recorded in instrument TR 20081201-0116296 as recorded in the Registers Office of Davidson County, Tennessee, passing thru an iron rod at 19.06 feet, South 52 degrees 06 minutes 20 seconds West, 125.97 feet to an iron rod; thence, South 61 degrees 51 minutes 20 seconds West, 578.50 feet to an iron pipe found; thence, South 10 degrees 16 minutes 20 seconds West, 547.74 feet to a new iron rod set on the southern side of Holt Creek, the same point being the southeastern most corner of the property being herein described; thence, North 57 degrees 37 minutes 46 seconds West, 320.58 feet to a new iron rod; thence, North 56 degrees 37 minutes 12 seconds West, 469.60 feet to a new iron rod; thence, North 68 degrees 05 minutes 24 seconds West, 539.99 feet to an iron rod set on the eastern right--of-way line of the aforementioned John H. Parker property; thence, leaving said point North 07 degrees 41 minutes 17 seconds East, 1001.74 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 1,660,555.31 square feet or 38.121+/- acres.

Being the same property conveyed to CMH Parks, Inc., a Tennessee corporation by deed of record in Instrument No. 20161118-0121950, Register's Office of Davidson County, Tennessee. CMH Parks, Inc. changed its name to Clayton Properties Group, Inc. by Amendment to Articles of Incorporation recorded in Instrument No. 201701270009091, said Register's Office.

INCLUDED IN THE FOREGOING LEGAL DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING EXCLUDED TRACTS OF LAND:
A. LAND CONVEYED TO THE STATE OF TENNESSEE BY DEEDS OF RECORD IN INSTRUMENT NO. 20191011-0104254 AND INSTRUMENT NO. 20191210-0127183, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE,
B. LAND CONVEYED TO JACK R. BYRD BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 20220411-0041724, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tract 2:
BEING A TRACT OF LAND LOCATED IN THE FOURTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206, TELEPHONE 615-244-8591:
COMMENCING ON A PK NAIL (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD (50 FOOT RIGHT-OF-WAY WIDTH) IN THE EAST SIDE OF A GRAVEL ROAD AT THE NORTHEAST CORNER OF SAID JOHN H. PARKER AND CAROLYN K. PARKER PROPERTY;
THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD (50 FOOT RIGHT-OF-WAY WIDTH) SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, PASSING A 1/2 INCH IRON ROD (OLD) AT 469.08 FEET, ON IN ALL 625.08 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" AT THE POINT OF BEGINNING;
THENCE, CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD, SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, 30.42 FEET;
THENCE, LEAVING SAID RIGHT-OF-WAY THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. SOUTH 14 DEGREES 34 MINUTES 08 SECONDS WEST, 239.89 FEET;

2. NORTH 72 DEGREES 05 MINUTES 52 SECONDS WEST, 78.20 FEET;

THENCE, SOUTH 73 DEGREES 41 MINUTES 48 SECONDS EAST, 53.77 FEET TO AN ONE INCH IRON ROD (OLD);
THENCE, NORTH 13 DEGREES 06 MINUTES 22 SECONDS EAST, 238.03 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 6591 SQUARE FEET OR 0.15 ACRE, MORE OR LESS.;

Being the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation by Quitclaim Deed from Jack R. Byrd a/k/a Jack Richard Byrd of record in Instrument No. 20220411-0041723, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $2,750,000.00.

Subscribed and sworn to before me this the 13th day of April, 2022.

Affiant

My commission expires: 10-02-2022

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-02-2022

This is unimproved property known as 6415 and 6419 Holt Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever, subject to the following **Encumbrances:**

1. County and City real property taxes for 2022, a lien, not yet due and payable.
2. Subject to 20' permanent easement for access from Holt Road to adjoining property retained in deed of record in Instrument No. 20161118-0121950 Register's Office of Davidson County, Tennessee. (Tract 1)
3. All matter shown on ALTA/NSPS Land Title Survey last revised 10-18-2016 prepared by Clint T. Elliott Registered Land Surveyor Project ID Holt 6419, including encroachment of bridge and portion of driveway serving adjoining property. (Tract 1)
4. Sanitary Sewer and Storm Drainage Easement to Metro Government of Nashville and Davidson County, TN recorded in Book 10419, page 484, Register's Office of Davidson County, Tennessee. (Tract 1)
5. Easements granted in deeds to State of Tennessee recorded in Instrument No. 20191011-0104254 and in Instrument No. 20191210-0127183, Register's Office of Davidson County, Tennessee. (Tract 1)
6. Subject to matters shown on Byrd Property Exhibit for Goodall Homes and Communities dated June 25, 2018 and attached as Exhibit A to Quitclaim Deed recorded in Instrument No. 20220411-0041723, Register's Office, Davidson County, Tennessee. (Tracts 1 and 2)

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor, but no further or otherwise.**

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.

Witness my hand this 13 day of April, 2022.

Clayton Properties Group, Inc., a Tennessee corporation

By: _____

Name: Christopher Dwayne O'Neal

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Dwayne O'Neal , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **Clayton Properties Group, Inc., a Tennessee corporation**, the within named bargainor, and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Nolensville, Tennessee, this 13th day of April, 2022.

_____
Notary Public
My Commission Expires: 10-02-2022

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022