SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 7-22-2025

(AFFIX SEAL)

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SDF3-705 18th Ave. N, LLC	New Owner	09207032800
(NAME)	(NAME)	
2001 Ross Ave., #400		
(ADDRESS)	(ADDRESS)	
Dallas, TX 75201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 849676 **DEEDWARRSP**
05/02/2022 01:51:46 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20220502-0050789

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, resident of Williamson County, Tennessee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nader Karshenas,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **SDF3-705 18th Ave. N, LLC, a Delaware Limited Liabilty Company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING PARTS OF LOT NOS. 2, 3, 4, 5, AND 6 ON THE MAP OF H. P. BOXTICK'S SUBDIVISION, OF RECORD IN BOOK 21, PAGE 99, R.O.D.C., AND DESCRIBED ACCORDING TO SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, OCTOBER 20, 1949, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF 18TH AVENUE NORTH AT THE NORTHEAST CORNER OF PARTS OF LOTS 1 AND 2 CONVEYED TO TENNESSEE PROPERTY CO. BY DEED FROM J. W. THOMAS, JR. OF RECORD IN BOOK 326, PAGE 459, SAID REGISTER OFFICE; THENCE NORTHERLY ALONG THE WESTERLY MARGIN OF SAID AVENUE, 216.8 FEET TO AN IRON PIN WHICH IS 8 FEET NORTH OF THE COMMON CORNER OF LOTS 5 AND 6 ON SAID PLAN; THENCE ALONG THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY, ALONG A SLIGHT CURVE, 187.2 FEET TO AN IRON PIN IN THE DIVIDING LINE BETWEEN LOTS 4 AND 5; THENCE SOUTHERLY 158 FEET TO A POINT IN THE NORTH LINE OF THE TENNESSEE PROPERTY COMPANY'S PROPERTY, ABOVE MENTIONED; THENCE WITH THE NORTH LINE OF SAID PROPERTY, EASTERLY 155.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NADER KARSHENAS BY DEED FROM AMIR KARSHENAS AND SAEID HAMIDY, OF RECORD IN INSTRUMENT NO. 201302140015125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This property was never the Grantors primary residence.

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically

set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not 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.

unimproved ☐

This is improved ☑ property, known as 705 18th Ave. N, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hands this 29th day of April, 2022.

Nader Karshenas

State of Tennessee
County of Davidson

Personally appeared before me Nader Karshenas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2022.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16302