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Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 869840 DEEDWARR
06/13/2022 10:00:27 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220613-0066751

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
22-L-241

WARRANTY DEED

THIS INDENTURE is made and entered into this 6 day of June, 2022 by and between iGolf Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Deirdre Afrakhteh, a married woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Alabama Avenue and 43rd Avenue North intersection and being all of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, as recorded in Plat Book 57, Pages 74 and 75 in the Register's Office of Davidson County, Tennessee and also being the F & F Real Estate Management, LLC Property as recorded in Deed Book 11159, Page 412 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the westerly right-of-way of 43rd Avenue North and northerly right-of-way of Public Alley #1200, said monument being the southeasterly corner of Lot 202 of Block 20 of Plan No.1 West Nashville;

Thence leaving said westerly right-of-way of 43rd Avenue North and continuing along with the northerly right-of-way of Public Alley #1200 and southerly line of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, S 88°00'23" W a distance of 105.50' to an existing ½" iron pin monument capped "Cherry Land Surveying", said monument being the southeasterly corner common to Lot 210 of Block 20 of Plan No.1 West Nashville;

Thence leaving said northerly right-of-way of Public Alley #1200 and continuing along with the easterly line of Lot 210 of Block 20 of Plan No.1 West Nashville, N 01°59'37" W a distance of 150.00' to a new iron pin monument, said monument being the southerly right-of-way of Alabama Avenue;

Thence continuing along with the southerly right-of-way of Alabama Avenue and the northerly line of Lots 202, 204, 206 and 208 of Block 20 of Plan No.1 West Nashville, N 88°00'23" E a distance of 105.50' to a new iron pin monument, said monument being the westerly right-of-way of 43rd Avenue North;

Thence leaving said southerly right-of-way of Alabama Avenue and continuing along with the westerly right-of-way of 43rd Avenue North, S 01°59'37" E a distance of 150.00' to a new iron pin monument in the northerly right-of-way of Public Alley #1200, which is the point of beginning, having an area of 15,825 square feet, 0.36 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 9, 2020.

THIS CONVEYANCE IS FURTHER SUBJECT TO, a perpetual and exclusive easement described in Book 10849, page 767, Register's Office for Davidson County, Tennessee (the "Easement") for the erection, repair and maintenance of an outdoor advertising or "billboard" sign (hereinafter the "Sign") on the below described portion of the above described property, to wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 202 (hereinafter "Lot 202") of Block 20, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee described as commencing at the northeastern corner of Lot 202; thence southerly along the western margin of 43rd Avenue North, South 2 deg. 38' 50" East, a distance of 7.50 feet to the TRUE POINT OF BEGINNING; thence, South 88 deg. 00' 00" West, a distance of 10.0 feet to a point; thence South 2 deg. 38' 50" East, a distance of 52.5 feet to a point; thence, North 88 deg. 00' 00" East, a distance of 10.0 feet to a point in the Western margin of 43rd Avenue North; thence, northerly along the Western margin of 43rd Avenue North, North 2 deg. 38' 50" West, a distance of 52.5 feet to the TRUE POINT OF BEGINNING. The area described in this paragraph being hereinafter referred to as the "Easement Area".

Being the same property conveyed to iGolf Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from F & F Real Estate Management, LLC, a Tennessee limited liability company, dated December 4, 2020, recorded December 7, 2020, of record in Instrument No. 20201207-0141649, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to iGolf Properties, LLC, a Tennessee limited liability company by Warranty Deed from F & F Real Estate Managment LLC, a Tennessee limited liabiltiy company, dated December 4, 2020, recorded December 7, 2020, of record in Instrument No. 20201207-0141648, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 4301 & 4303 Alabama Ave, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

iGolf Properties, LLC

By: _____

Mark Watkins, Sole Member

LIMITED LIABILTY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Mark Watkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Sole Member** of **iGolf Properties, LLC**, the within named bargainor, a limited liability company, and that he/she as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself (or herself) as **Sole Member**.

Witness my hand and seal, at office in Franklin, TN, this the 10 day of June, 2022.

Susan Harville
Notary Public
My Commission Expires:

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Deirdre Afrakhteh

5648 Franklin Pike Circle
Brentwood, TN 37027

Send Tax Statements to:
New Owner

M & Ps: 09112017700 & 09112017600

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,300,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of June, 2022.

Kristen Jacoby
Notary Public

My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY