Karen Johnson Davidson County
Batch# 872558 DEEDWARR
06/16/2022 10:29:07 AM 7 pgs
Fees: $38.00 Taxes: $8,626.55
20220616-0068921

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jamshid Sharifi Parvin Vafai Mahsa Talbott 316 Granny White Pike Brentwood, TN 37027	same	14900032800

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gayle C. Guynup and John Guynup, Co-Trustees of the Dorothea Guynup Trust, UTD 03/20/81**, a California trust as to a ninety percent (90%) undivided tenant in common interest, and **Guynup Enterprises**, a California corporation as to a ten percent (10%) undivided tenant in common interest, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jamshid Sharifi, Parvin Vafai and Mahsa Talbott,** as tenants-in-common, the GRANTEE herein, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8, as shown on the Plan of P.U.D. boundary Plat and Subdivision Plat for K-Mart Corporation, of record in Plat Book 7900, page 289, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with nonexclusive easements for Ingress, Egress, Drainage and Parking as set forth in Development and Operation Agreement of record in Book 8451, page 516, said Register's Office.

Together with nonexclusive easements for Ingress, Egress, Access, Parking, Drainage and Detention as set forth in Declaration of Easements, Restrictions and Operating Agreements of record in Book 8451, page 495, said Register's Office.

Together with nonexclusive slope easements and an easement for use of a detention pond as set forth in Book 8319, page 761, said Register's Office.

Being the same property conveyed to Guynup Enterprises, a California corporation, as to a ten percent (10%) undivided tenant in common interest by General Warranty Deed from Gayle C. Guynup and John Guynup, Co-Trustees of the Dorothea Guynup Trust, UTD 03/20/81, of record as Instrument No. 20071218-0145127, Register's Office for Davidson County, Tennessee; and to Gayle C. Guynup and John Guynup, Co-Trustees of the Dorothea Guynup Trust, UTD 03/20/81 as to a ninety percent (90%) undivided tenant in common interest by General Warranty Deed from Hedmark V, L.L.C., a Missouri limited liability company, of record as Instrument No. 20060404-0038530, Register's Office for Davidson County, Tennessee.

This is improved property known as 2421 Murfreesboro Pike, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT A.

GRANTORS further covenant and bind themselves and their respective heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever.

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 our hand this 8th day of June, 2022.

GRANTORS:

Gayle C. Guynup, Co-Trustee of the Dorothea Guynup Trust UTD 03/20/81

John Guynup, Co-Trustee of the Dorothea Guynup Trust UTD 03/20/81

By: Gayle C. Guynup, authorized delegate

STATE OF CALIFORNIA)
COUNTY OF Sonoma)

Personally appeared before me, a Notary Public in and for said County and State, Gayle C. Guynup, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the duly appointed and acting Co-Trustee of the Dorothea Guynup Trust TUD 03/20/81, and that she executed the within instrument for the purposes therein contained in her capacity as Co-Trustee of the said trust by signing her name for herself and for John Guynup, in his capacity as Co-Trustee of the said trust, as John Guynup's duly authorized delegate.

WITNESS my hand and seal, at office in Santa Rosa, California, this the 8th day of June, 2022.

KARIN LYNN KELLY
Notary Public - California
Sonoma County
Commission # 2387954
My Comm. Expires Jan 18, 2026

Notary Public

My Commission Expires:
January 18 2026

GUYNUP ENTERPRISES, a California corporation

By: Joel Guynup, President
Joel Guynup, President

STATE OF CALIFORNIA)
COUNTY OF ~~Humboldt~~)

See CA Compliant Acknowledgement Attached

Personally appeared before me, a Notary Public in and for said County and State, Joel Guynup, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the duly appointed and acting President of Guynup Enterprises, a California corporation, and that he executed the within instrument for the purposes therein contained on behalf of the said corporation by signing his name as its President.

WITNESS my hand and seal, at office in _____, California, this the 8th day of June, 2022.

_____
Notary Public

My Commission Expires:

_____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Humboldt)

On June, 2022 before me, Cody Louis Johns, Notary Public,
(here insert name and title of the officer)

personally appeared Joel Guynup

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CODY LOUIS JOHNS
COMM. #2390906
Notary Public - California
Humboldt County
My Comm. Expires Jan. 16, 2026

WITNESS my hand and official seal.

Signature Cody Louis Johns

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 6 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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STATE OF California)
COUNTY OF Sonoma)

The actual consideration or value whichever is greater, for this transfer is $2,331,500.00.

Affiant

Sworn to and subscribed before me this 8th day of June, 2022.

KARIN LYNN KELLY
Notary Public - California
Sonoma County
Commission # 2387954
My Comm. Expires Jan 18, 2026

Notary Public

My Commission Expires:
January 18 2026

EXHIBIT A

Permitted Encumbrances

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 7900, Page 289, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Clearance Permit, by and between S.B. Davidson and Mrs. S.B. Davidson and Southern Bell Telephone and Telegraph Company, its associated and allied companies, their respective successors and assigns, of record in Book 1104, Page 598, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Stormwater Detention Agreement, by and between KMart Corporation and Metropolitan Government of Nashville and Davidson County, of record in Book 8309, Page 244, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Easement Agreement, by and between KMart Corporation, a Michigan corporation and Sam B. Sanders, Jr., of record in Book 8319, Page 761, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Easements, Restrictions and Operating Agreements, by KMart Corporation, a Michigan corporation, of record in Book 8451, Page 495, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between K-Mart Corporation, a Michigan corporation and Food Lion, Inc., a North Carolina corporation, of record in Book 8661, Page 384, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Agreement for Dedication of Easement Water Mains and Appurtenances, by and between Kmart Corporation and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 8899, Page 465, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Boos Development Group, Inc. and Morgan Tire & Auto, Inc., of record in Instrument No. 200009070088574; as affected by Memorandum of Assignment of Lease Agreement in Instrument No. 200009070088575; Memorandum of Assignment of Lease Agreement in Instrument No. 200009070088578, in the Register's Office of Davidson County, Tennessee.