Karen Johnson Davidson County
Batch# 880299 DEEDWARR
06/28/2022 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20220628-0074769

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7784-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2022.

NOTARY PUBLIC

My commission expires: 3.3.2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OP HOLDINGS LLC 3520 Cumberland Cove Nash, TN 37207	Same address as new owner 3520 Cumberland Cove Nashville, TN 37207	69-12-0-084.00 & 025.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars ($1,200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HASSAN ALIE MOGHADOM AND SHAHLA GHADRDAN, HUSBAND AND WIFE**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **OP HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 1: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965 as follows:

Beginning at an iron pin in the Northeasterly margin of Clarksville Highway (State Highway 112) in the Northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 4308, page 790, said Register's Office; thence with the margin of same highway North 26 degrees West 130 feet to an iron pin; thence leaving said highway North 86 degrees 45 minutes East 195 feet to the Northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 3890, Page 139, said Register's Office; thence with his westerly line, south 12 degrees east 74 feet to an iron pin, northeast corner of the property conveyed to John W. Berry, Jr. and wife, by deed of record in Book 4308, page 790, said Register's Office; thence with his northerly line, south 70 degrees west 165 feet to the point of beginning containing 0.41 acres, more or less.

Tract No. 2: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965 as follows:

Beginning on the Easterly margin of Clarksville Highway (State Highway No. 112) at the

Northwesterly corner of an 0.44 acre tract of land conveyed to John W. Berry, Jr., and wife, of record in Book 3890, page 139, Register's Office for the said County; thence along the Northerly line of said 0.44 acre tract, North 74 degrees East 138 feet to a corner of said tract; thence along said 0.44 acre tract, North 12 degrees West 121 feet to a point; thence South 70 degrees West 165 feet to the Easterly margin of said Highway; thence along the same South 26 degrees East 111 feet to the point of beginning, containing 0.40 acres, more or less.

Less and Except: Portion of Property described in Final Judgment in Book 6656, Page 818, in the Register's Office of Davidson County, Tennessee.

Less and Except (from Map/Parcel: 069-12-0-084.00): Portion of property described in Order of Condemnation and Appropriation in Instrument No. 201805077-0043568, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hassan Alie Moghadom and Shahla Ghadrdan, wife, as tenants by the entirety from Hassan Alie Moghadom, by Quitclaim Deed dated 08/25/2021 and recorded 08/25/2021 in Instrument No. 20210825-0114990, Register's Office of said County, as corrected by that Quitclaim Deed of Correction from Hassan Alie Moghadom to Hassan Alie Moghadom and Shahla Ghadrdan, husband and wife, of record in Instrument No. 202206280074767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hassan A. Moghadom from Barbara V. Moghadom, single, by Quitclaim Deed dated 03/08/2001 and recorded 05/22/2001 in Instrument No. 20010522-0052841, Register's Office of said County, as corrected by that Quitclaim Deed of record from Barbara V. Moghadom to Hassan A. Moghadom, of record in Instrument No. 202206280074768, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hassan Allai Moghadom from Florence Luna Moghadom, by Quitclaim Deed dated 11/13/1978 and recorded 11/13/1978 in Book 5362, page 829, Register's Office of said County.

Being the same property conveyed to Hassan A. Moghadom, Sr. and wife, Florance L. Moghadom from Earl Hutchens and wife, Norma Sue Hutchens, by Installment Deed dated 11/03/1977 and recorded 11/04/1977 in Book 5218, page 794, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3800 Clarksville Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS this 15th day of June, 2022

GRANTOR(S)

Hassan Alie Moghadom

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Hassan Alie Moghadom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of June, 2022.



Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

WITNESS MY/OUR HANDS, this 15th day of June, 2022

GRANTOR(S)

Shahla Ghadrdan

State of Tennessee
County of Rutherford

Personally appeared before me, a Notary Public, Shahla Ghadrdan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of June, 2022.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

Notary Public

Matt Deckard
Printed Notary Name

My commission expires: June 18, 2023

Notarized online using audio-video communication

Certificate of Authenticity

I, Elissa Schmidt, 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 June 15, 2022.

Affiant Signature

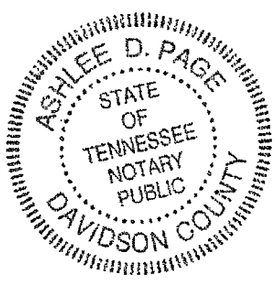
June 22, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022