(1)

Karen Johnson Davidson County
Batch# 905426 DEEDWARRSP
08/19/2022 09:11:11 AM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20220819-0093874

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Mahyar Abbasi **Mazyar Abbasi** 3215 Nolensville Pike Nashville TN 37211	Same	Map-Par. 106-11-0-012.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $4,500,000.00.

Mildred Selman
AFFIANT

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn to and subscribed before me this 16th day of August 2022.

Kim Sewell
NOTARY PUBLIC

My commission expires: 8-7-23

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **208 Crutchfield Partnership**, a Tennessee general partnership (the "Grantor") has this day bargained and sold and does hereby transfer and convey unto the said **Mahyar Abbasi** and **Mazyar Abbasi**, (the "Grantee", its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, State of Tennessee, being known and designated as Lot 1 on the Final Plat of Lots 1 and 2, Brown Subdivision, recorded as Instrument No. 20020513-0058572, in the Davidson County Register's Office, said lot being more particularly bounded and described by map of record aforesaid, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to 208 Crutchfield Partnership, a Tennessee general partnership, by Special Warranty Deed dated May 13, 2010, recorded on May 14, 2010, at Instrument No. 20100514-0037449, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 209 CRUTCHFIELD AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37210-4710

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESS my hand this 11th day of August 2022.

GRANTOR: **208 CRUTCHFIELD PARTNERSHIP**, a Tennessee general partnership

By: Patricia C. Yaggi
Patricia C. Yaggi, Partner

By: Kerry Smith Norman
Kerry Smith Norman, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for said state and county, **Patricia C. Yaggi** and **Kerry Smith Norman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of **208 Crutchfield Partnership**, a Tennessee general partnership, the within-named bargainor, and that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing their names as partners on behalf of the partnership.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 15th day of August 2022.

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 8-7-23

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2022, and subsequent years for Map-Par. 106-11-0-012.00 are expressly assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20020513-0058572, said Register's Office.