Karen Johnson Davidson County
Batch# 939527 DEEDWARR
11/09/2022 10:38:30 AM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20221109-0120207

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 400 Sugartree Lane, # 220, Franklin, TN 37064-3073

Address New Owner	Send Tax Bills To:	Map/Parcel
3544 Dickerson LLC Attn: Yailiana Leyva 1190 NW 159 Drive Miami Gardens FL, FL 33169	Same	050 00 0 036.00 050 00 0 037.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $1,600,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of October 2022.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 07.03.2023

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, **Fariborz Jon Davachi** (the "Grantor") has this day bargained and sold and does hereby transfer and convey unto the said **3544 Dickerson LLC**, a Florida limited liability company (the "Grantee"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Tract I: Known as 0 Barnett Drive, Nashville, Tennessee 37207
LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, December 5, 1968, as follows:

BEGINNING at an iron pin at the Northeast corner of the property conveyed to Marshall Newlin, of record in Book 2796, Page 81, Register's Office for said County; thence, with said Newlin's Eastern boundary line, South 0 degrees 57 minutes East 220.79 feet; thence South 87 degrees 30 minutes East 255.17 feet; thence South 2 degrees 00 minutes East 58 feet; thence South 88 degrees 00 minutes East 101 feet, thence Northerly 270.5 feet; thence North 85 degrees 01 minute West 340.5 feet to the beginning.

Tract II: Known as 3544 Dickerson Pike, Nashville, Tennessee 37207
LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, December 5, 1968, as follows:

BEGINNING at a point in the center of Dickerson Road, said point being the Northeast corner of the property conveyed to Marshall Newlin, of record in Book 1941, Page 55, Register's Office for said County; thence, with said Newlin's Northerly boundary line, North 88 degrees 00 minutes West 308.00 feet; thence Northerly 270.5 feet; thence South 85 degrees 01 minute East 278.94 feet to the center of said Dickerson Road; thence, with the center of same, South 11 degrees 00 minutes East 255 feet to the beginning.

BEING the same property conveyed by Phillip Horst and wife, Lucille Horst, to Fariborz Jon Davachi by Special Warranty Deed of record in Instrument No. 20190807-0078675, Register's Office for Davidson County, Tennessee, dated August 06, 2019, and recorded on August 07, 2019.

THIS IS UNIMPROVED PROPERTY.

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 31st day of October 2022.

GRANTOR:

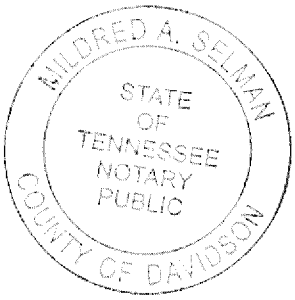


FARIBORZ JON DAVACHI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Fariborz Jon Davachi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 21st day of October 2022.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2022, and subsequent years for Map and Parcel 050 00 0 036.00 also known as 0 Barnett Drive, Nashville, Davidson County, Tennessee, 37207, and Map and Parcel 050 00 0 037.00, also known as 3544 Dickerson Pike, Nashville, Davidson County, Tennessee, 37207, are expressly assumed by the Grantee.

2. Subject to right of way of Dickerson Pike a/k/a Highway 41 a/k/a Highway 31W a/k/a Highway 11 and Barnett Drive. (050-00-0-037.00) and of Barnett Drive. (050-00-0-036.00).

3. Sanitary Sewer and/or Storm Drainage Easements of record in Book 6983, Page 628 and Book 6983, Page 631, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20081008-0102148, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081008-0102138, in the Register's Office for Davidson County, Tennessee.

6. Memorandum of Option and Land Lease of record in Instrument Number 20150825-0085972, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – Special Warranty Deed, dated October 31, 2022 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 3rd day of November 2022.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 3rd day of November 2022.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON