Karen Johnson Davidson County
Batch# 961671 DEEDWARRSP
01/17/2023 12:10:30 PM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20230117-0003679

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,000,000.00.

Rashid Nowroozi
Affiant

Subscribed and sworn to before me this the 13th day of January, 2023.

Notary Public

My Commission Expires: 01 / 08 / 2024

TODD SANDAHL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Magpar, LLC Attn: Ardavan Afrakhteh 5648 Franklin Pike Circle Brentwood, TN 37027	[SAME]	09315010400 and 09315031700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rashid Nowroozi**, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Magpar, LLC,**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

See Exhibit A

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

By: _____
Rashid Nowroozi

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rashid Nowroozi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained

Witness my hand and seal the 13TH day of JANUARY, 2023.

_____
Notary Public

M. TODD SANDAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 01 / 08 / 2024

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being the northerly thirty-six and one-half (36-1/2) feet of lot No. 11 on the Plan of Irwin's Subdivision, as of record in Book 17, Page 615, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 11 fronts thirty-six and one half (36-1/2) feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines, with the south line of Lot No.
12 on said plan, one hundred eighty-eight (188) feet to an alley, the said common south line of lot No. 12 and the north line of Lot No. 11, being one hundred twenty-three (123) feet south of the south margin of Carroll Street, excluding the portion of the easterly side of Second Avenue, South, taken by the City of Nashville for the construction of the Lafayette Street Highway.

Also EXCLUDED from the property herein conveyed (but included in the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways, by deed of record in Book 4290, Page 97, Register's Office for said County, which EXCLUDED portion is described as
follows:

Beginning at a point in the westerly margin of an alley 118.5 feet, more or less, southerly from the south margin of Carroll Street; thence with said alley South 27 deg. 34 min. East, 38 feet to the northeast corner of Gulf Oil Corporation Property; thence with their northerly line South 63 deg. 20 min West, 19.2 feet to a point; thence, North 27 deg. 34 mi n. West, 38 feet to a point; thence North 63 deg. 20 min. East, 19.2 feet
to the point of beginning and containing 700 square feet, more or less.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 14 and all of Lot No. 13 in Irwins Plan of Lots in South Nashville, as of record in Book 17, Page 615, Register's Office for said County. More
particularly described as follows:

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street, as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a
distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of Lots Nos. 12 and 11; thence westwardly with the common line of lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2
feet, more or less, to the point of beginning.

EXCLUDED from the property herein conveyed (but included within the foregoing description, is that portion
conveyed to the State of Tennessee for the benefit of the Department of Highways by warranty deed of record in Book 4290, Page 94, Register's Office for said County, which excluded portion is described as follows:

Being the north part of Lots 12, 13 and 14 on the Map of Irwin Subdivision, as of record in Book 17, Page 615, Register's Office for said County.

PARCEL #1: Beginning at a point in the southeast intersection of 2nd Avenue South and Carroll Street; thence eastwardly with said Carroll Street 35 feet to a point; thence South 1 deg. 52 min. East 80.8 feet to the easterly margin of 2nd Avenue South; thence northwardly with the easterly margin of 2nd Avenue South
72.8 feet to the point of beginning.

PARCEL #2: Beginning at a point in the southerly margin of Carroll Street, 169.7 feet eastwardly from the southeast corner of the intersection of 2nd Avenue South and Carroll Street; thence eastwardly with the southerly margin of Carroll Street 19.2 feet to the westerly margin of an alley, thence with the westerly margin of said alley South 27 deg. 34 min. East, 118.5 feet to a point; thence South 63 deg. 20 min. West,
19.2 feet to a point; thence North 27 deg. 34 min. West 118.5 feet to the point of beginning. Parcels 1 and 2
contain 3656 square feet, more or less.

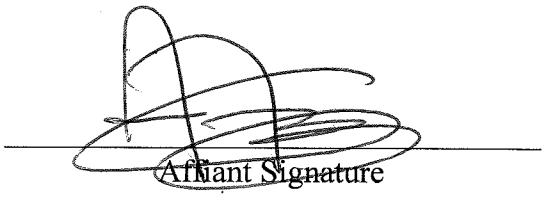
There is also hereby conveyed a line extending along the southerly margin of Carroll Street. Beginning at a point in the southerly margin of Carroll Street 35 feet easterly from the southwest corner of 2nd Avenue South and Carroll Street and running North 62 deg. 26 min. East, 134.7 feet to a point

BEING the same property conveyed to Rashid Nowroozi from Rashid Nowroozi and Fatemeh Tahmasbi by quit claim deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number
_____202301170003678_____.

BEING the same property conveyed to Rashid Nowroozi and Fatemeh Tahmasbi from David G. Patterson, Jr. and William Bickley by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20030605-0077555.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 13, 2023 (date of document).



Affiant Signature

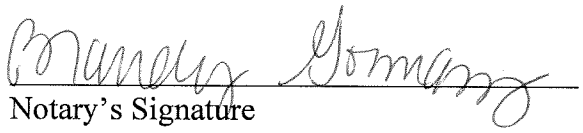
January 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of January, 2023.



Notary's Signature

My Commission Expires: 5-5-25

