NEW OWNER:
Omid Dehghani, Shahrokh Sanaei,
and Shahram Sanai
3030 Nolensville Pk
Nashville, Tn 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-437

MAP & PARCEL
Part of 119-13-0-330

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 962282 DEEDWARR
01/18/2023 04:14:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20230118-0004193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,650,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Luis Alva** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Omid Dehghani, Shahrokh Sanaei, and Shahram Sanai** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of January, 2023.

Luis Alva

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Luis Alva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of January, 2023.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,650,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of January, 2023.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202301180004193

Exhibit "A"
Property Description

Tract 2

A tract or parcel of land located in the 16th Council District of Davidson County, Tennessee and being bounded on the West by the easterly Right of Way of Nolensville Pike, on the North by the remaining lands of Alva, on the East by Randles and on the South by the northern Right of Way of Radnor Street, and being more particularly described as follows:

Beginning at an iron pin set in the easterly margin of Nolensville Pike and the remaining lands of Luis Alva, and being the Northwest corner of the property herein described. Said pin being the POINT OF BEGINNING.

Thence, with the remaining lands of Luis Alva, South 85 Degrees 17 Minutes 17 Seconds West, a distance of 199.35 feet to an iron pin set. Said pin being a point on line of the Mona Randles property (QC 20110825-0065685, R.O.D.C.T.) and the Northeast corner of the property herein described.

Thence, with the line of Randles, South 05 Degrees 03 Minutes 35 Seconds West, a distance of 119.75 feet to an iron pin set in the northern margin of Radnor Street. Said pin being the southwest corner of the Mona Randles property and the southeast corner of the property herein described.

Thence, with aforementioned margin of road, North 83 Degrees 55 Minutes 09 Seconds West, a distance of 129.07 feet to a point.

Thence, with a curve to the right, having a radius of 18.00 feet, a length of 19.42 feet, and a chord of North 53 Degrees 00 Minutes 23 Seconds West, a distance of 18.49 feet to a point in the easterly margin of Nolensville Pike.

Thence, with aforementioned margin of road, North 22 Degrees 05 Minutes 37 Seconds West, a distance of 119.65 feet to the POINT OF BEGINNING.
Said tract containing 0.46 acres or 19,955 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated November 22, 2022.

Being a portion of the same property conveyed to Luis Alva by Warranty Deed from Edward Bay Roberts of record in Book 10802, Page 500, Register's Office for Davidson County, Tennessee, dated January 5, 1998 and recorded on February 20, 1998. Further being a portion of the same property conveyed to Alva, LLC by Quitclaim Deed from Luis Alva of record in Instrument No. 20100413-0027934, Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on April 13, 2010. Further being a portion of the same property conveyed to Luis Alva by Quitclaim Deed from Alva, LLC, a Tennessee limited liability company of record in Instrument No. 20120601-0047418, Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 1, 2012. Further being a portion of the same property conveyed to Luis Alva by Quitclaim Deed from Todd A. Tressler, II, of record in Instrument No. 20230104-0000717, Register's Office for Davison County, Tennessee, dated December 22, 2022 and recorded on January 04, 2023.

This is **IMPROVED** property also known as 3030 Nolensville Pike, Nashville, Tennessee 37211

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 January 17, 2023.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

