THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645073

Karen Johnson Davidson County
Batch# 1023081 **DEEDWARR**
07/06/2023 10 11 37 AM 2 pgs
Fees: $13 00 Taxes $2,960 00

20230706-0051617

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2023.

Notary Public
My Commission Expires.

SEVEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 28, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kamran Gavahi Kashani and Marjan Rabbani Esfahani 3850 Granny White Pike Nashville TN 37204	New Owner	Tax Parcel ID No. 117-16-0-159 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lipscomb University, a Tennessee Nonprofit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Curry Yell Subdivision, of record in Plat Book 3842, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LIPSCOMB UNIVERSITY, A TENNESSEE NONPROFIT CORPORATION, by deed from CHARLES A. HALE AND SUSAN M. HALE, HUSBAND AND WIFE, of record in Instrument No. 20191230-0134219 , dated December 27, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-159.00.

Matters shown on the Plan of record in Plat Book 38 42, page 144, said Register's Office.

This is improved property located at 3850 Granny White Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2023.

Lipscomb University

By: Jeff Baughn, Senior Vice President for Finance and Technology

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Baughn, 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 Senior Vice President for Finance and Technology (or other officer authorized to execute the instrument) of Lipscomb University, the within named bargainor, and that he as such authorized Senior Vice President for Finance and Technology has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member

Witness my hand, at office, this 3rd day of July, 2023.

Notary Public

My Commission Expires: 3/16/24

INDIA L TRIPLETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024