Karen Johnson Davidson County
Batch# 1024581 DEEDWARRSP
07/10/2023 02:58:30 PM 6 pgs
Fees: $33.00 Taxes: $2,627.00
20230710-0052711

This instrument prepared by:
Justin Schmidt, Esq.
Kin Properties, Inc.
185 N.W. Spanish River Blvd., Suite 100
Boca Raton, FL 33431
Phone: 561/620-9200

After recording return to:
Mohammad Rahimi and Zary Rahimi
1601 Old Hickory Blvd.
Brentwood, TN 37027

Address of new owner as follows:	Send Tax Bills to:	Tax Identification #
Mohammad Rahimi and Zary Rahimi 1601 Old Hickory Blvd. Brentwood, TN 37027	Mohammad Rahimi and Zary Rahimi 1601 Old Hickory Blvd. Brentwood, TN 37027	05108001700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me the 10 day of July, 2023.

Notary Public- ~~State of Florida at Large~~ XXXXXXXXXXXXXXXX
My Commission Expires: 12/14/24 (SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Property address: 1008 Gallatin Pike South, Nashville, TN

Tax ID#: 05108001700
Property Address: 1008 Gallatin Pike South, Nashville, TN

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10 day of July, 2023, between BOCADALE COMPANY, a New York general partnership, having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, Grantor, and MOHAMMAD RAHIMI and wife, ZARY RAHIMI, having an address at 1601 Old Hickory Blvd., Brentwood, TN 37037, collectively Grantee.

WITNESSETH, that said Grantor, in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, and release unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever, the following described real property:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the County of Davidson, and State of Tennessee, as more particularly described on Exhibit A attached hereto and made a part hereof.

SAID LAND having been conveyed by Deed recorded on October 10, 1990, at Book 8214, Page 643, in the Office of the Register of Deeds Davidson County, Tennessee.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all estate and rights of the Grantor in and to said premises.

SUBJECT to easements, agreements, covenants, restrictions and other items of record and to rights of parties in possession.

SUBJECT to encroachments, overlaps, boundary line disputes, easements not of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

AND the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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Property Address: 1008 Gallatin Pike South, Nashville, TN

AND the said Grantor does hereby covenant that, subject to the foregoing, it will forever warrant and defend the title to the premises unto the Grantee, its successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor, but against none other.

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.

(SIGNATURE PAGE FOLLOWS)

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Property Address: 1008 Gallatin Pike South, Nashville, TN

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

In the presence of:

Witnesses:

Print Name: Justin B. Schmidt

Emily Dinshore

Print Name: Emily Dinshore

BOCADALE COMPANY,
a New York general partnership
Its Managing Partner:
Sanstate Company, Inc.,
a Delaware corporation

By: Andrew M. Schreier

Print Name: ANDREW M. SCHREIER

Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Andrew M. Schreier, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Vice President of SANSTATE COMPANY, INC., a Delaware corporation, the Managing Partner of BOCADALE COMPANY, a New York general partnership, the within-named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of SANSTATE COMPANY, INC., by himself/herself as such Vice President.

WITNESS my hand and seal, at office in Boca Raton, Palm Beach County, Florida, this 6th day of July, 2023.

Connie M. Lambert
Notary Public

CONNIE M. LAMBERT
Commission # HH 025061
Expires October 6, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires: 10/06/2024

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EXHIBIT A

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin on the westerly right-of-way of Gallatin Pike (US 31-E) said point of beginning being the northeast corner of this tract and the southeast corner of the Red Ace Petroleum Co., Inc., property of record in Deed Book 4518, Page 225, Register's Office for Davidson County, Tennessee; thence, with the margin of said pike South 29 degrees 00 minutes 00 seconds West 100.00 feet to an iron pin set by others; thence, leaving the margin of said pike and with the line of the U-Haul Company of Nashville, a Tennessee corporation, property of record in Deed Book 5136, Page 215, Said Register's Office, North 61 degrees 00 minutes 00 seconds West 211.50 feet to a concrete monument set by others; thence, continuing with said U-Haul property North 20 degrees 11 minutes 21 seconds East 101.19 feet to a concrete monument, set by others, in the southerly line of the Bert C. Ferguson et ux property, of record in Deed Book 3252, Page 539, said Register's Office; thence, with Ferguson's line South 61 degrees 00 minutes 00 seconds East passing Ferguson's corner at 77.0 feet in all 227.00 feet to the POINT OF BEGINNING, containing 21,924 square feet, more or less.

Being all of the same property conveyed to Bocadale Company, a New York general partnership, by Special Warranty Deed dated September 28, 1990 from National Realty Associates II, a Pennsylvania limited partnership, of record in Book 8214, Page 643, Register's Office of Davidson County, Tennessee.

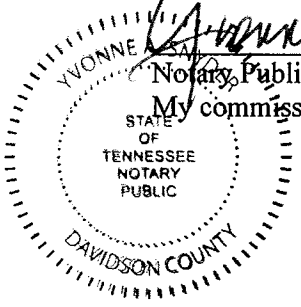
Tax Map ID Number: 05108001700

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 July 10, 2023.

Mike Boyd, Esq.
Date: July 10, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this July 10, 2023.



Notary Public
My commission expires: My Commission Expires November 3, 2025