This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1724-SL

Karen Johnson Davidson County
Batch# 1027877 DEEDWARR
07/18/2023 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20230718-0055307

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ZF SPV, LLC 5050 Topanga Canyon Blvd. Ste. 310 Woodland Hills, CA 91367	The New Owner	103 09 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frances Khalili and Maisam Khalili, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZF SPV, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 273, Hillwood Subdivision, Section I, as shown on plat of record in Plat Book 3700, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frances Khalili and Maisam Khalili, wife and husband by Warranty Deed from Luxury Club LLC, a Tennessee limited liability company of record as Instrument No. 20210713-0093845 in the Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 13, 2021.

This is ☒ improved or ☐ unimproved property located at: **714 Hillwood Boulevard, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do

have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of July, 2023.

GRANTOR:

Frances Khalili

Maisam Khalili

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frances Khalili and Maisam Khalili, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public
My Commission expires: _____

202307180055307

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin)

On July 17, 2023 before me, Selina G. Morales, Notary Public
(insert name and title of the officer)

personally appeared Frances Khalili and Maisam Khalili,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SELINA G. MORALES
Notary Public - California
San Joaquin County
Commission # 2337685
My Comm. Expires Dec 16, 2024

WITNESS my hand and official seal.

Signature _____ **(Seal)**

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/17/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/17/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

