Karen Johnson Davidson County
Batch# 1044231 DEEDWARR
08/30/2023 10 41 03 AM 2 pgs
Fees $13 00 Taxes $11,840 00
20230830-0067950

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $3,200,000 00

Affiant

Subscribed and sworn before me this the 24th day of August, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Star Bright Corp 5404 Nolensville Pike Nashville, TN 37211	Star Bright Corp 9725 Turner Lane Brentwood, TN 37027	161 08 0 089 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASHRAF REZAEI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STAR BRIGHT CORP , A TENNESSEE CORPORATION, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Tract 1
Land situated in Davidson County, Tennessee, being Lot 130, Southwood Subdivision, as shown on plat of record in Plat Book 2663, Page 125 and 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being a portion of the same property conveyed to Farhad Soheilinia, unmarried by Warranty Deed from Gene A Tucker and wife, Joy F Tucker, of record in Instrument No 20021216-0154753, Register's Office for Davidson County, Tennessee, dated December 06, 2002 and recorded on December 16, 2002

Being a portion of the same property conveyed to Harold Reeves, Trustee, by Quitclaim Deed from Farhad Soheilinia, and within the same deed conveyed to Farhad Soheilinia and Ashraf Rezaei, as joint tenants with right of survivorship of record in Instrument No 20021216-0154755 Register's Office for Davidson County, Tennessee, dated December 06, 2002 and recorded on December 16, 2002

Being a portion of the same property conveyed to Ashraf Rezaei by Quitclaim deed from Farhad Soheilinia of record in Instrument No 20050620-0069966 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 20, 2005

Tract 2
Land situated in Davidson County, Tennessee, being Lot 129, Southwood Subdivision, as shown on plat of record in Plat Book 2663, Page 125 and 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to Ashraf Rezaei and Farhad Soheilinia, as joint tenants with right of survivorship by Warranty deed from Gene A Tucker and wife, Joy F Tucker, of record in Instrument No 20020401-0038783, Register's Office for Davidson County, Tennessee, dated March 15, 2002 and recorded on April 01, 2002

Being the same property conveyed to Ashraf Rezaei by Quitclaim deed from Farhad Soheilinia of record in Instrument No 20050620-0069965 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 20, 2005

Tract 3

Land situated in Davidson County, Tennessee, being Lot 131, Southwood Subdivision, as shown on plat of record in Plat Book 2663, Page 125 and 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being a portion of the same property conveyed to Farhad Soheilinia, unmarried by Warranty deed from Gene A Tucker and wife, Joy F Tucker, of record in Instrument No 20021216-0154753, Register's Office for Davidson County, Tennessee, dated December 06, 2002 and recorded on December 16, 2002

Being a portion of the same property conveyed to Harold Reeves, Trustee, by Quitclaim deed from Farhad Soheilinia, and within the same deed conveyed to Farhad Soheilinia and Ashraf Rezaei, as joint tenants with right of survivorship of record in Instrument No 20021216-0154755 Register's Office for Davidson County, Tennessee, dated December 06, 2002 and recorded on December 16, 2002

Being a portion of the same property conveyed to Ashraf Rezaei by Quitclaim deed from Farhad Soheilinia of record in Instrument No 20050620-0069966 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 20, 2005

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 5404 Nolensville Pike, Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 24th day of August, 2023

Ashraf Rezaei

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashraf Rezaei, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 24th day of August, 2023

My commission expires 9/21/26

Notary Public

