Karen Johnson Davidson County
Batch# 1096077 DEEDWARRSP
01/30/2024 02:43:30 PM 8 pgs
Fees: $43.00 Taxes: $18,130.00
20240130-0006580

This Instrument Prepared By:
Tracy Childress, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Sojourn Nolensville Apartments LP	Sojourn Nolensville Apartments LP	147-12-0-001.00
1630 Military Cutoff, Ste. 104	1630 Military Cutoff, Ste. 104	147-12-0-067.00
Wilmington, NC 28403	Wilmington, NC 28403	147-12-0-082.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Four Million Nine Hundred Thousand and no/100 dollars ($4,900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of January, 2024.

Notary Public

My Commission Expires: 5-7-24

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 7, 2024

For and in consideration of the sum of Four Million Nine Hundred Thousand and no/100 dollars ($4,900,000.00), the receipt and sufficiency of which are hereby acknowledged, Parvin Vafai and Jamshid Sharifi, Trustees of the Jamshid and Parvin Trust, dated April 28, 2002 and Mahsa Sharifi and Mahnoosh Sharifi ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Sojourn Nolensville Apartments LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 4420 Taylor Road, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantors covenant and bind Grantors, their successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantors herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Witness my hand this 16 day of JAN, 2024.

GRANTORS:

JAMSHID AND PARVIN TRUST, dated April 28, 2022

Parvin V

PARVIN VAFAI, Trustee

JAMSHID SHARIFI, Trustee

STATE OF TN
COUNTY OF Williamson

Before me, Anil Sawhney, a Notary Public of said County and State, personally appeared Parvin Vafai and Jamshid Sharifi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Jamshid and Parvin Trust, dated April 28, 2022, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing their names as Trustees.

Witness my hand and seal, this 16th day of JAN, 2024.

Notary Public

ANIL SAWHNEY
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
12/21/2024
WILLIAMSON COUNTY

My Commission Expires:
12/21/2024

[ADDITIONAL SIGNATURES ON FOLLOWING PAGE]

GRANTORS:

MAHNOOSH SHARIFI

STATE OF CT
COUNTY OF New Haven

Personally appeared before me, MANJIT SINGH, a Notary Public of said County and State, Mahnoosh Sharifi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2024.

Notary Public

MANJIT SINGH
Notary Public, State of Connecticut
I.D. # 138494
My Commission Expires 06/30/2024

My Commission Expires:
06/30/24

MANJIT SINGH NOTARY PUBLIC CONNECTICUT

GRANTORS:

Mahsa Sharifi

MAHSA SHARIFI

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, Anil Sawhney, a Notary Public of said County and State, Mahsa Sharifi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of Jan, 2024.

Notary Public

ANIL SAWHNEY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
12/21/2024
WILLIAMSON COUNTY

My Commission Expires:
12/21/2024

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot 2, as shown on the Final Plat of Sojourn Nolensville Apartments of record as Instrument No. 20240103-0000726, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description, being more particularly described as follows:

Being a portion of the property conveyed to Parvin Vafai and Jamshid Sharifi, Trustees of the Jamshid and Parvin Trust dated April 28, 2022 by deed from Parvin Vafai and Jamshid Sharifi, dated April 28, 2022, of record as Instrument No. 20220718-0081766, and a portion of the property conveyed to Mahsa Sharifi and Mahnoosh Sharifi, by deed from William Henry Buford and wife, Rosalyn Elain Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust and individually, dated April 3, 2003, of record as Instrument No. 20030414-0049567, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1) General or special taxes and assessments required to be paid in the year 2023 and subsequent years;

2) Declaration of Restrictions and Covenants for Stormwater Facilities filed for record as Instrument No. 20231228-0099747, in said Register's Office.

3) Subject to all matters shown on Lot 2 on the Plat of Sojourn Nolensville Apartments, Minor Subdivision of record as Instrument No. 20240103-0000726 in the Register's Office for Davidson County, Tennessee.

4) Declaration of Restrictions and Covenants for Stormwater Facilities filed for record as Instrument No. 20240103-0000496, in said Register's Office.

Tennessee Certification of Electronic Document

I, Olivia David, 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 1-16-24 (date of document).

Affiant Signature

1-30-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2024.

K. Wilson
Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026