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Prepared By:
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Karen Johnson Davidson County
Batch# 1098650 DEEDWARR
02/07/2024 08:01:30 AM 6 pgs
Fees: $33.00 Taxes: $20,165.00
20240207-0008497

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Parvin Vafai & Jamshid Sharifi, Trustees, *et al.* 316 Granny White Pike Brentwood, TN 37027	Parvin Vafai & Jamshid Sharifi, Trustees, *et al.* 316 Granny White Pike Brentwood, TN 37027	164-00-0-314.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Antioch Investment Group LLC**, an Illinois limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to (i) **Parvin Vafai & Jamshid Sharifi, Trustees of the Jamshid and Parvin Trust dated April 28, 2022, and any amendments thereto**, a fifty percent (50%) undivided interest as tenant in common, (ii) **Mahnoosh Sharifi**, a twenty-five percent (25%) undivided interest as tenant in common, and (iii) **Mahsa Talbott**, a twenty-five percent (25%) undivided interest as tenant in common, the foregoing collectively referred to herein as the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2024 and subsequent years, and subject to the following matters of record:

1. Taxes for the year 2024, a lien not yet due and payable.

23007388LT

2. Subject to all matters shown on the Plan of record as Instrument Number 20081016-0104155, as amended in Instrument No. 20090407-0031620, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Grant of Easements of record in Instrument Number 20090617-0056176, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of record in Instrument Number 20090617-0056178, in the Register's Office for Davidson County, Tennessee.

5. Access Easement Agreement of record in Instrument Number 20071221-0146599, amended at 20090617-0056173, in the Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record in Instrument Number 20070622-0074844, as amended at Instrument Number 20080929-0098615, Instrument Number 20090617-0056175 and Instrument Number 20090901-0082076, Waiver Agreement of record at Instrument No. 20181120-0114413, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20221219-0131171, in the Register's Office for Davidson County, Tennessee.

8. Survey No. 315-934 prepared by Benjamin J. Hron, TN RLS #3384 of Civil & Environmental Consultants, Inc. and dated 11-22-2023 indicates the following:

a. Utility and drainage lines, with meters, valves, poles and other appurtenances to said utilities.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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.

Witness the execution of this Special Warranty Deed by the undersigned as of this 1st day of February, 2024.

GRANTOR:

Antioch Investment Group LLC,
an Illinois limited liability company

By:_____
Evan Halkias, Member

STATE OF)
) SS
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Evan Halkias** as Member of **Antioch Investment Group LLC**, an Illinois limited liability company, (the **"Company"**), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as such Member of Company, as their free and voluntary act, and as the free and voluntary act and deed of said Company, as the Member of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of February 1, 2024.

SEAL

MEGAN HULL
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 30, 2025

_____
Notary Public

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $5,450,000.00.

Affiant

Sworn to and subscribed before me this 6th day of February, 2024.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the map entitled Final Plat of Mt. View Marketplace, of record as Instrument No. 20081016-0104155, as amended by Revision to the Final Plat of Mt. View Marketplace of record as Instrument No. 20090407-0031620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Excepting therefrom that portion of said Lot No. 3 as dedicated for right of way as evidenced in Instrument No. 20221219-0131171, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Antioch Investment Group, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20220429-0049520, in the Register's Office for Davidson County, Tennessee. Said Special Warranty Deed corrected by Scrivener's Affidavit To Correct Special Warranty Deed of record in Instrument No. 20220920-0104495, correcting the formation state of Antioch Investment Group, LLC.

Together with easements as set forth in the Declaration of Covenants, Conditions and Grant of Easements of record in Instrument Number 20090617-0056176, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3556 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37013.

Tennessee Certification of Electronic Document

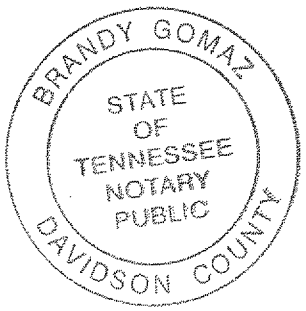
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 2, 2024 (date of document).

Affiant Signature

2/6/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of February, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25