WARRANTY DEED

Karen Johnson Davidson County
Batch# 1114118 DEEDWARR
03/22/2024 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20240322-0020180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

Affiant

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF MARCH, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/28

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3077I.A

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Keyvan Bahnamiri	Same as new owner	
1660 Antioch Pike		
Antioch, TN 37013		14807017900

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADCT INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEYVAN BAHNAMIRI** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, on the Boundary Plat for Lot 6 of ANTIOCH COMMERCIAL P.U.D. of record in Plat Book 6050, Page 387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Less and except that portion of property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8395, Page 938, described as follows:RIGHT-OF-WAY TAKE:
Beginning at a point, said point being the Southerly properly corner and being on the existing right-of-way of Antioch Pike; thence along said right of way line N 31°57'25" E for 99.89 feet to a point on the common property line of parcels 148-7-178 and 148-7-179; thence along said property line S 58°15'41" E for 9.85 feet to a point on the proposed right-of-way line of Antioch Pike; thence along said right-of-way line S 31°22'40" W for 99.34 feet to a point on the common property line of parcels 148-7-179 and 148-7-180; thence along said property line N 61°10'44" W for 10.87 feet to the point of beginning and containing therein an area of 1,031 square feet, more or less.
Being the same property conveyed to ADCT Investments, LLC, a Tennessee corporation, by deed from J.F.R. Realty, LLC, a Tennessee limited liability company, dated August 15, 2014, and recorded August 28, 2014, in Instrument No. 20140828-0078639, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Deed to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8395, Page 938, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8735, Page 308, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9340, Page 95, in the Register's Office for Davidson County, Tennessee.

This is Improved property known as 1660 Antioch Pike, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 22nd day of March, 2024.

ADCT Investments LLC, a Tennessee

limited liability company

BY: _____

Noel Hwang, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Noel Hwang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of ADCT Investments Llc, a Tennessee Limited Liability Company, the within named barganor, a limited liability company, and that Noel Hwang, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of March, 2024.

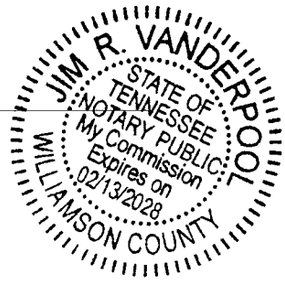
☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of March, 2024.

_____

Notary Public

My Commission Expires: _____



I Lisa Allard, 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 March 22, 2024.

_____ March 22, 2024

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 22, 2024.

_____

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

