Karen Johnson
Batch # 1120253
04/08/2024 01:18:00 PM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20240408-0024846

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-V-24-1311

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th **DAY OF APRIL, 2024.**

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

02-NSH24-07443

Address of New Owner:	Send Tax Bills to:	Tax Information:
SAQR LLC, a Tennessee limited liability company 1311 Antioch Pike Nashville, TN 37211	SAQR LLC, a Tennessee limited liability company 1311 Antioch Pike Nashville, TN 37211	13414025200

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRH Property Management, LLC a Tennessee limited liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAQR LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 Parcel 252 (also referred to as Lot 1), as shown on the map entitled Paschall Property & Reserve Parcels (262) & (263), Section 4A, South Perimeter Park, of record in Instrument No. 20170316-0025766, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lott & Peacock Realty Partners, LLC, a Texas limited liability company, by Special Warranty Deed of record in Instrument No. 20161028-0114392, in the Register's Office for Davidson County, Tennessee, dated October 26, 2016, and recorded on October 28, 2016.

Being part of the same property conveyed to Michiel Paschall and Sherry Paschall by Quitclaim Deed from Lott & Peacock Realty Partners, LLC, a Texas limited liability company, of record in Instrument No. 20170328-0030248, in the Register's Office for Davidson County, Tennessee, dated March 22, 2017, and recorded on March 28, 2017.

Being the same property conveyed to TRH Property Management, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michiel H. Paschall and Sherry Paschall, of record in Instrument No. 20240109-0001950, in the Register's Office for Davidson County, Tennessee, dated January 5, 2024, and recorded on January 9, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1311 Antioch 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 5th day of April, 2024

TRH Property Management, LLC a Tennessee limited liability Company

BY: _____
Hamid TolooGolzari
President

BY: Firouzeh Reshad
Firouzeh Reshad
Secretary

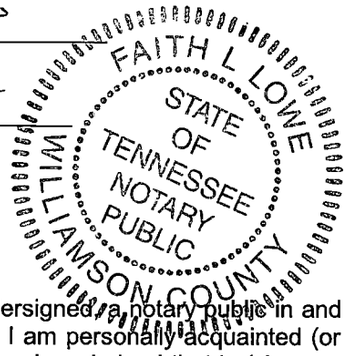
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hamid TolooGolzari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of TRH Property Management, LLC a Tennessee limited liability Company, a limited liability company, and that he/she is authorized by TRH Property Management, LLC a Tennessee limited liability Company to execute this instrument on its behalf as such President.

Witness my hand and seal at Brentwood, Tennessee, this 5th day of April, 2024.

_____
Notary Public

My Commission Expires: 06.14.25



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Firouzeh Reshad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of TRH Property Management, LLC a Tennessee limited liability Company, a limited liability corp, and that he/she is authorized by TRH Property Management, LLC a Tennessee limited liability Company to execute this instrument on its behalf as such Secretary.

Witness my hand and seal at Brentwood, Tennessee, this 5th day of April, 2024.

_____
Notary Public

My Commission Expires: 06.14.25

