(1)

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,400,501.00. Affiant Subscribed and sworn to before me on July 11, 2024. My Commission Expires NOTARY PUBLIC My Commission Expires: January 17, 2027

File #2024-0189

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1159552 DEEDWARRSP
07/18/2024 10:39:12 AM 4 pgs
Fees: $23.00 Taxes: $8,881.85

20240718-0054188

THIS INSTRUMENT WAS PREPARED BY AND
RETURNABLE TO (AFTER RECORDATION):
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP – PARCEL #:
219 Lafayette QOZB, LLC 219 Lafayette Street Nashville, Tennessee 37210	New Owner	105-04-0-251.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LIDA DERAKHSHANI, A MARRIED WOMAN, AND MANIGEH MOHAMMADKHAH, A MARRIED WOMAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **219 LAFAYETTE QOZB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouses, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 116, said Register's Office.
3. Sign Location Easement granted to TLC Properties, Inc. of record as Instrument No. 20085012-0048849, said Register's Office.
4. All matters shown on survey dated June 25, 2024 and prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, under Gresham Smith Project Number 49093.00.

This is Improved property known as 219 Lafayette Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons of all persons claiming by, through, or under said GRANTORS, but not otherwise.

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 July 11th, 2024.

Grantor:

Lida Derakhshani

Lida Derakhshani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LIDA DERAKHSHANI**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2024.

Stephanie Covington
Notary Public

My commission expires: 1/24/28

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 24, 2028

WITNESS my hand on July 15, 2024.

Grantor:

Manigeh Mohammadkhah

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MANIGEH MOHAMMADKHAH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2024.

Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE 17TH COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, GENERALLY BEING BOUNDED ON THE NORTH BY LAFAYETTE STREET, ON THE EAST BY CSX RAILROAD, ON THE SOUTH BY TRIMBLE STREET AND THE WEST BY BROWNS CREEK, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF LAFAYETTE STREET (80 FOOT RIGHT-OF-WAY) AND THE CENTERLINE OF THE RAIL, THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGIN OF LAFAYETTE STREET, 25.57 FEET TO A MAG NAIL FOUND, SAID NAIL BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED LAND AND THE POINT OF BEGINNING;

THENCE LEAVING SAID MARGIN AND ALONG THE RAILROAD, SOUTH 11 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 263.35 FEET TO A CAPPED ½" REBAR SET;

THENCE LEAVING THE RAILROAD AND ALONG THE NORTHERLY MARGIN OF TRIMBLE STREET (UNIMPROVED) NORTH 82 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 349.16 FEET TO A ½" REBAR FOUND;

THENCE ALONG THE LINE OF SHAR FORERO PROPERTIES, INC., OF RECORD IN INSTRUMENT NUMBER 20161109-0118861, R.O.D.C., TN, NORTH 16 DEGREES 28 MINUTES 57 SECONDS EAST, A DISTANCE OF 155.70 FEET TO A POINT IN THE CENTER OF BROWNS CREEK;

THENCE ALONG SAID CREEK AND THE LINES OF CHAFFIN, OF RECORD IN INSTRUMENT NUMBER 20060131-0011772, R.O.D.C, TN, FOR THE FOLLOWING 2 CALLS- NORTH 25 DEGREES 09 MINUTES 06 SECONDS WEST, A DISTANCE OF 61.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 39.50 FEET TO A POINT IN THE CREEK;

THENCE CONTINUING WITH SAID CREEK AND ALONG THE LINE OF AN ALLEY AND THEN SANKARI, OF RECORD IN INSTRUMENT NUMBER 20240513-0034987, R.O.D.C., TN, NORTH 20 DEGREES 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 117.89 FEET TO A POINT IN THE BRIDGE ALONG THE SOUTHERLY MARGIN OF LAFAYETTE STREET;

THENCE ALONG SAID MARGIN, SOUTH 67 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 365.18 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND, CONTAINING 110,728.15 SQUARE FEET OR 2.54 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BY CHRISTOPHER LYLE GOETZ, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2660 ON JUNE 25TH, 2024 UNDER GRESHAM SMITH PROJECT NUMBER 49093.00.

BEING THE SAME PROPERTY CONVEYED TO LIDA DERAKHSHANI, A MARRIED WOMAN, AND MANIGEH MOHAMMADKHAH, A MARRIED WOMAN, BY TRUSTEE'S DEED, FROM C. TUCKER HERNDON, SUBSTITUTE TRUSTEE, OF RECORD AS INSTRUMENT NO. 20100922-0075387, DATED SEPTEMBER 22, 2010, SAID REGISTER'S OFFICE.