This instrument prepared by:

Federman Steifman LLP
220 East 42nd Street, 25th Floor
New York, New York 10017
Attention: Hamid Soltani, Esq.

Karen Johnson Davidson County
Batch# 1186142 DEEDWARRSP
09/25/2024 10:27:30 AM 6 pgs
Fees: $33.00 Taxes: $8,417.50
20240925-0074275

After Recording, Return to:

McAngus Goudelock and Courie, LLC
Post Office Box 2949
120 Brentwood Commons Way, Suite 625
Brentwood, Tennessee 37024
Attention: Miles T. Martindale, Esq.

SPECIALWARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME) Michael E. Chilando	(NAME) Michael E. Chilando	14200013500
(STREET ADDRESS OR ROUTE NUMBER) 8399 Greenvale Drive	(STREET ADDRESS OR ROUTE NUMBER) 8399 Greenvale Drive	
(CITY) (STATE) (ZIP) Nashville, Tennessee 37221	(CITY) (STATE) (ZIP) Nashville, Tennessee 37221	

THIS SPECIAL WARRANTY DEED, is made this 18th day of September, 2024, by and between **ROUSHANAK PAZOUKI**, an individual, and as surviving spouse of Mehran Mozaffari ("Grantor"), whose address is P.O. Box 756, Brentwood, Tennessee 37024 and **MICHAEL E. CHILANDO**, an individual ("Grantee"), whose mailing address is 8399 Greenvale Drive, Nashville, Tennessee 37221.

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property"), subject to all matters of record and all matters which an accurate survey or inspection of the Property would disclose..

TO HAVE AND TO HOLD all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns forever.

Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

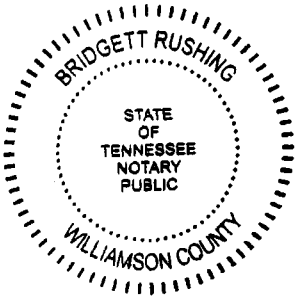
[Signature Page Follows]

IN WITNESS THEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

Roushanak Pazouki

ROUSHANAK PAZOUKI



STATE OF Tennessee)

ss.:

COUNTY OF Williamson)

On the 13 day of September 2024, before me, the undersigned, **ROUSHANAK PAZOUKI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Bridgett Rushing

NOTARY PUBLIC

My Commission Expires: 11·21·27

STATE OF ~~Kentucky~~ Tennessee)

ss.:

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,275,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of September, 2024.

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11/8/27

4866-7504-2019, v. 1

202409250074275

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Book 6200, Page 169, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TOGETHER WITH:

All appurtenant easements benefiting Parcel I established by that certain Declaration of Easements, dated as of May 23, 1995 (the "Declaration"), made by Shoney's , Inc., Tennessee corporation, recorded in Book 9692, Page 927, in the office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, the following;

(a) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress, egress and access to and from Parcel I, upon and across the driving lanes existing on the date of the Declaration of the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description);

(b) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the parking of motor vehicles over and upon the designated parking spaces existing on the date of the Declaration on the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description); and

(c) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the operation, repair and maintenance of all utility lines existing on the date of the Declaration and serving Parcel I that are located on, across, over and under Tract II (as defined and described in the Declaration, to which reference is hereby made for a more complete description).

TOGETHER WITH:

All appurtenant easements benefiting Parcel I established by the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Plat Book 6200, Page 169, in, the Office of the Register of Deeds for Davidson County, Tennessee (the "Plat"), including, without limitation, a nonexclusive, perpetual Joint Access Easement, for the benefit of Parcel I, over, upon and across that portion of Lot 1B (as established by the Plat), in the Office of the Register of Deeds for Davidson County, Tennessee) and that portion of Lot 2 (as established by the Plan of Peggy Ann Wiggins Division of record in Book 5800, Page 243, in the Office of the Register of Deeds for Davidson County, Tennessee), included within the bounds of the shaded Joint Access Easement depicted by the Plat.

Being the same property conveyed to Mehran Mozaffari and Roushanak Pazouki, husband and wife by Warranty Deed from SCF RC Funding I, LLC of record in Instrument No. 20161227-0135198, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

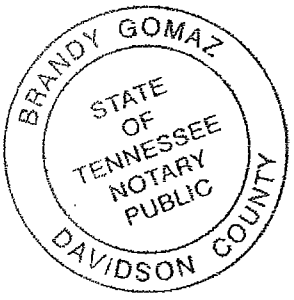
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/18/2024 (date of document).

Teresa A Beardsley
Affiant Signature

9/25/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of September, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25