THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 1215510 DEEDWARRSP
12/12/2024 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20241212-0096561

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID:
ROUSHANAK PAZOUKI P.O. Box 756 Brentwood, TN 37024	SAME	05112012800

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

AFFIANT

25th SUBSCRIBED AND SWORN to before me by Danielle Spears this day of November, 2024.

Notary Public
My Commission Expires: 9.30.2025

ERIN LEATHAM
Notary Public - Arizona
Maricopa Co. / #614103
Expires 09/30/2025

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BICKEL/DOAK, LLC, a Tennessee limited liability company, (hereinafter "Grantor") has this day bargained and sold and does hereby transfer and convey to ROUSHANAK PAZOUKI, her heirs and assigns (hereinafter "Grantee") all of Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. Grantor covenants that except as may be provided on Exhibit "A," the real estate is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said real estate, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and itself, its successors and assigns, to warrant and forever defend the title to said interest in said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of November, 2024 effective November 25, 2024.

GRANTOR: BICKEL/DOAK, LLC

By: Cynthia M. Bickel
CYNTHIA M. BICKEL, Member

By: Gwendolyn M. Doak
GWENDOLYN M. DOAK, Member

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me personally appeared CYNTHIA M. BICKEL and GWENDOLYN M. DOAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that they are the Members of BICKEL/DOAK, LLC, and that they executed the within instrument as Members for the purposes therein contained.

Witness my hand, this 21st day of November, 2024.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

NOTARY PUBLIC
My Commission Expires: 7/7/25

Exhibit A

Part of a parcel of land in the 11th Civil District of Davidson County, Tennessee, on the east side of Gallatin Road, south of Berkley Drive, described in a survey made by Barge, Waggoner & Sumner, Inc., Engineers, dated July 22, 1965, which part of said parcel of land is a part of the Resubdivision of Lot No. 1, Chippington Plaza, recorded in Book 4460, Page 135, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the common line between the north line of St. Joseph School property and the land herein conveyed, on the easterly side of Gallatin Road, extending along said common line easterly 190 feet to a point in said common line; thence northerly 20° 43' 56" east 130 feet parallel with Gallatin Road to a point; thence west and parallel with the St. Joseph School line, north 75° 01' 04" west to a point in the easterly line of Gallatin Road; thence south and parallel with Gallatin Road 130 feet to the point of beginning.

SAID property also being known as Lot 2 on the Plan of the Resubdivision of Lot 1, Chippington Plaza, as of record in Book 4885, Page 163, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Gallatin Road, the southwest corner of the tract herein described and also in the north property line of the St. Joseph School property; thence, south 75° 01' 04" east 190 feet along the common line between the north line of the St. Joseph School property and the land herein described to an iron pin; thence, north 20° 43' 56" east 130 feet parallel with Gallatin Road to an iron pin; thence, north 75° 01' 04" west 190 feet parallel with the St. Joseph School line to a point in the easterly margin of Gallatin Road; thence, south 20° 43' 56" west 130 feet along the easterly margin of Gallatin Road to the point of beginning.

BEING THE SAME PROPERTY conveyed to Bickel/Doak, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20180220-0015567, Register's Office for Davidson County, Tennessee.

This improved property is known as 1221 Gallatin Pike, Nashville, TN.

This property is to be conveyed subject to the following:

1. Taxes for the year 2024, a lien due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4885, Page 163, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5109, Page 753, in Register's Office for Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, RLS No. 3518, Blew, Inc., dated October 5, 2024, and last revised _____, 2024:

(a) Utility and drainage lines, with meters, valves and poles and other appurtenances, not located within a recorded easement area;

(b) Fence line running along, and crossing over, the subject property line and rights or claims of others in and to the land located between the fence line and property line;

(c) Encroachment of building over setback line (per Plat Book 4660, Page 135 and Plat Book 4885, Page 163) by as much as 9.4'.

Tennessee Certification of Electronic Document

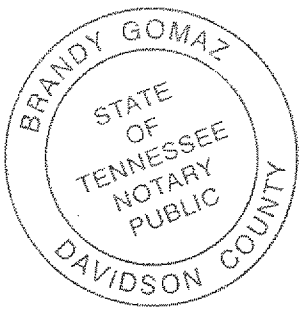
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 25,2024 (date of document).

Teresa A Beardsley
Affiant Signature

December 12,2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of December, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/15/25