This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1269189 DEEDWARR
05/06/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250506-0035208

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adam & Jacobson Investments, L	Benjamin Stanley	133-05-0 048.00
507 Veritas St.	1760 Memorial Dr.	
Nashville, TN 37211	Clarksville, TN 37043	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASHRAF REZAEI, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADAM & JACOBSON INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 342 on the plan of Sunrise Heights Addition a Plan of which is of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

Being part of the same property conveyed to Ashraf Rezaei by deed dated 10/08/2009, from Farhad Sohielinia of record in Instrument No. 20091008-0093987, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 507 Veritas St., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of April, 2025.

Ashraf Rezaei

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashraf Rezaei, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/30/25.

Affiant Signature

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY