WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Batch # 1273487 05/15/2025 09 44 07 AM Fees $13 00 Taxes $1,135 90 20250515-0038216 Davidson County DEEDWARR 2 pgs	The actual consideration or value, whichever is greater, for this transfer is $307,000 00. Affiant Subscribed and sworn to before me, this the 14th day of May, 2025 Notary Public My commission expires 10/20/2026 (AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Hamid Heidari and Sima Norouzi	New Owners	106-02-0-003
1411 Glenview Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Felix Z Wilson, III, Trustee of the Felix Z Wilson II Family Trust, as exists under the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994, joined by Felix Z Wilson, III, Trustee of the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Hamid Heidari and Sima Norouzi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 described by reference to a Property Survey dated August 14, 2021 prepared by Patrick S Coode, Tennessee RLS No 855, Patrick Coode and Company, LLC, as follows, to wit

Beginning in at a point in the southern margin of Elm Hill Pike where the same intersects with the northern margin of Interstate Highway 40, said point being the northwest corner of the subject property, thence, leaving the southern margin of Elm Hill Pike, along a portion of the northerly margin of Interstate Highway 40, South 00 degrees, 09 minutes 39 seconds West,a distance of 36 8 feet to a point, said point being the southwest corner of the subject property and also lying on the northern margin of Interstate Highway 40, thence, continuing with the northerly margin of Interstate Highway 40, South 57 degrees, 46 minutes 38 seconds East a distance of 226 5 feet to a point, which point is the southeast corner of the subject property and which point is also located in the western boundary of property conveyed to Kelly M Tronzo, Trustee of the Kelly M Tronzo Revocable Living Trust Agreement dated May 18, 2018 (the "Tronzo Property") by deed recorded as Instrument No 20220411-0041858, Register's Office for Davidson County, Tennessee, thence, along the western boundary of the Tronzo Property, North 02 degrees, 46 minutes 57 seconds East a distance of 134 48 feet to a point in the southern margin of Elm Hill Pike, also being the northeast corner of the subject property and the northwest corner of the Tronzo Property, thence, westerly along the southern margin of Elm Hill Pike, North 83 degrees, 18 minutes 09 seconds West a distance of 199 4 feet to the point of beginning

Being the same property conveyed to Felix Z Wilson, Trustee (intended to be recited as Felix Z Wilson, II, Trustee, who was the then-acting Trustee of said Trust), for the Felix Z Wilson, II, Revocable Living Trust, with full power to convey without the necessity of the joinder of any beneficiary, by Quitclaim Deed dated June 10, 1994, from Felix Z Wilson, II and wife, Juanita W. Wilson, of record in Book 9380, page 239, Register's Office for Davidson County, Tennessee

Felix Z Wilson II died on December 9, 1999, and his wife, Juanita W Wilson, who was a lifetime beneficiary of the said Trust, died May 24, 2016 Upon their deaths the ownership of the property under said Trust Agreement vested in the Felix Z Wilson, II, Family Trust, as created under the same Trust Agreement By document entitled "Agreement on Appointment of Successor Trustee for the Felix Z. Wilson, II, Family Trust" dated effective May 24, 2016, Felix Z Wilson, III was appointed to serve as the Successor Trustee of said Trust The said Successor Trustee has exceuted this deed in his capacity of Trustee of the Felix Z Wilson II Family Trust, as exists under the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994, and as Trustee of the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994 in order to provide a complete and comprehensive conveyance and transfer of title ownership to the subject property

Included in above description is a portion of the closed street of Transit Avenue as filed in Bill No 74-1164 of record in Metropolitan County Council, dated December 12, 1974

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

1 Taxes for the year 2025, and all subsequent years not yet due and payable, which current year taxes have been prorated and assumed by the within named Grantees Map and Parcel 106-02-0-003
2 All matters as shown on the Plan of record in Plat Book 57, page 112, said Register's Office
3 Sign Location Lease of record in Book 4889, page 648, said Register's Office
4 Memorandum of Lease Agreement of record in Instrument No. 20040202-0012514, said Register's Office.
5 Easements referenced in deeds recorded in Book 3253, page 359, and Book 3883, page 28, said Register's Office
6 Grant of Easement recorded as Instrument No 20240617-0045030, said Register's Office

This is unimproved property known as 1001 Elm Hill Pike, 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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 13th day of May, 2025.

Felix Z Wilson, Jr., Trustee

Felix Z Wilson, III, Trustee of the Felix Z Wilson II Family Trust,
as exists under the Felix Z Wilson, II Revocable Living
Trust under agreement dated June 10, 1994

Felix Z Wilson, Jr., Trustee

Felix Z Wilson, III, Trustee of the Felix Z Wilson, II Revocable Living Trust
under agreement dated June 10, 1994

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Felix Z Wilson III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Felix Z Wilson II Family Trust, as exists under the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994, and Trustee of the Felix Z Wilson, II Revocable Living Trust under agreement dated June 10, 1994, and who further acknowledged that he, as such Trustee of such Trusts, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustee for the said Trusts

Witness my hand and official seal at Murfreesboro, Tennessee, this 13th day of May, 2025
Notarized online using audio-video communication

Matt Deckard

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027