SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000 00

SR

Affiant

Subscribed and sworn to me on August 14, 2025

NOTARY PUBLIC

My Commission Expires 3-25-2029

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Karen Johnson
Batch # 1311293
08/18/2025 10 55 24 AM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARRSP
2 pgs

20250818-0065611

OAKTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37304

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Farshad Davachi 5725 Giddings Avenue Hinsdale, IL 60521	NEW OWNER	142-00-0-259 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **142nd Street Properties, a joint venture**, a joint venture organized and existing under the laws of the State of Tennessee, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Farshad Davachi,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 10 on the Plan of the Resubdivision of Lot No 8-C, Bellevue Center, Section 3, of record in Book 5800, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description

Being the same property conveyed to 142nd Street Properties, a Joint Venture, by Warranty Deed from David P Wheeler and wife, Mary B Wheeler, of record in Book 6707, page 812, Register's Office for Davidson County, Tennessee, dated November 7, 1985 and recorded November 12, 1985

The conveyance of the above-described parcel of land is subject to the following (i) all property taxes and assessments, (ii) restrictions, conditions, reservations, covenants, and easements of record, (iii) public rights of way, utility, and drainage easements, (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record, (vi) and health department regulations that may affect the property

BEING ☐ **unimproved** ☒ **improved property known as:**

142 Belle Forest Circle, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Zip)

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but no further or 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/our hand(s) this 13 day of August, 2025

142nd Street Properties, a joint venture

BY: _____
Michael Shmerling
Managing Joint Venturer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Michael Shmerling with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Managing Joint Venturer of 142nd Street Properties, a joint venture, the within named bargainor, and that he as such Managing Joint Venturer executed the foregoing instrument for the purposes therein contained, by signing the name of 142nd Street Properties, a joint venture, by himself in his capacity as said Managing Joint Venturer

Witness my hand and official seal, this 13 day of August, 2025

_____
NOTARY PUBLIC

My Commission Expires 5/9/2026

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY