Name and Address of New Owner:
Brian C. Winfrey
600 12th Avenue South
2103
Nashville, Tennessee 37203

Send Tax Bills To:
Brian C. Winfrey
600 12th Avenue South
2103
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1337369 DEEDWARR
10/23/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20251023-0084399

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 117 16 2C 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife, as to a 50% interest and Green Home Investor, Inc., a Tennessee corporation, as to a 50% interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian C. Winfrey,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at Granny White Pike & Caldwell Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Granny White Pike & Caldwell Lane, a Horizontal Property Regime, of record in Instrument No. 20231213-0095920, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife, as to a 50% interest and Green Home Investor, Inc., a Tennessee corporation, as to a 50% interest, by Quitclaim Deed from Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife, of record in Instrument No. 20240918-0072260, in the Register's Office for Davidson County, Tennessee, dated August 24, 2024 and recorded on September 18, 2024.

Being part of the same property conveyed to Kamran Gavahi Kashani and Marjan Rabbani Esfahani, husband and wife, by Warranty Deed from Lipscomb University, a Tennessee Nonprofit Corporation, of

record in Instrument No. 20230706-0051617, in the Register's Office for Davidson County, Tennessee, dated July 3, 2023 and recorded on July 6, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of October, 2025.

Kamran Gavahi Kashani by Ali Mirzadeh Attorney-In-fact (SEAL)
Kamran Gavahi Kashani by Ali Mirzadeh, Attorney-In-Fact

Green Home Investor, Inc., a Corporation

By: _____ (SEAL)
Mohsen Shirani

Marjan Rabbani Esfahani by Ali Mirzadeh, Attorney-In-Fact (SEAL)
Marjan Rabbani Esfahani by Ali Mirzadeh, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2025, before me personally appeared Ali Mirzadeh, Ali Mirzadeh of Green Home Investor, Inc. and Ali Mirzadeh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2025.

Notary Signature
My commission expires: 05/08/2029

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of October, 2025.

Notary Signature
My commission expires: 05/08/2029

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 3, 2025.

October 20, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 20th day of October, 2025.

Notary Public:

My Commission Expires: 7.6.26