Return to:
Advantage Title And Escrow, Inc.
1811 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17917

Karen Jonnson Davidson County
Batch # 1375530 DEEDWARR
02/03/2026 02:48:01 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260203-0007586

NEW OWNER:

NADER KARSHENAS and
CARLO AGHAKHANI
2610 Westwood Drive
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILENO: 25-1777

SEND TAX BILLS TO:
NEW OWNER

Map – Parcel: 149-00-0-336.00

D E E D

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($575,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **PC PROPERTIES, GP, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NADER KARSHENAS and CARLO AGHAKHANI**, as tenants in common ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 28th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in the 28th Council District of Davidson County, State of Tennessee, and described as follows:

Being Lot 2 containing 4.01 acres, more or less, as shown on the survey entitled "FINAL PLAT OF THE ANTIOCH FIRST BAPTIST CHURCH SUBDIVISION," of record in Instrument No. 20250729-0059879 in the Register's Office for DAVIDSON County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to **PC PROPERTIES, GP** by Warranty Deed from Antioch First Baptist Church, a Tennessee non-profit corporation, dated May 8, 2025, and of record in Instrument No. 20250509-0036653, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book Instrument No. 20250729-0059879, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 30th day of January, 2026.

GRANTOR:

PC PROPERTIES, GP
a Tennessee general partnership

Brian F. Neihoff
BRIAN F. NEIHOFF, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRIAN F. NEIHOFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a **Partner** of **PC PROPERTEIS, GP, a Tennessee general partnership**, the within-named bargainor, and as such authorized Partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized Partner.

WITNESS my hand and official seal at office, this 30th day of January, 2026.

GREGORY GILL NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/31/27

****

The actual consideration or value, whichever is greater, for this transfer is **$ 575,000.00 .**

AFFIANT

Sworn to and subscribed to before me this the 30 day of January, 2026.

NOTARY PUBLIC

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:_____