BOX 10-A

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17634-BW

Karen Johnson Davidson County
Batch # 1437526 DEEDWARR
06/24/2026 10:21:44 AM 2 pgs
Fees: $13.00 Taxes: $2,694.25

20260624-0056901

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 728,175.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 2026

Notary Public

MY COMMISSION EXPIRES: 02/03/2030

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON COMM. EXPIRES 02/03/2030

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **KASS Development, LLC** | KASS Development, LLC | |
| 1026 Wade Avenue | 5913A Deal Avenue | 105-05-0-405.00 |
| Nashville, TN 37203 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Soghrat Soltani, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KASS Development, LLC, a Tennessee limited liability company**

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, being Lot No. 18, Block 8, on the Plan of A.V. Jones Resubdivision of certain Blocks of Jones and Dudley's Addition, of record in Book 57, page 147, in the Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reza Soltani and wife, Nosrat Soltani by Warranty Deed from Wayne Weaver and wife, Janeen M. Weaver of record in Instrument No. 20080623-0064200 Register's Office for Davidson County, Tennessee, dated June 17, 2008 and recorded on June 23, 2008.

The said Reza Soltani (Reza Edalat Soltani) having died on December 3, 2014, with title now vested in Nosrat Soltani as surviving tenant by the entirety.

Being the same property conveyed to Edalat, LLC by Quitclaim Deed from Nosrat Soltani, a widow of record in Instrument No. 20160218-0015524 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 18, 2016.

Being the same property conveyed to Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust by Quitclaim Deed from Edalat, LLC of record in Instrument No. 20180315-0024597 Register's Office for Davidson County, Tennessee, dated March 03, 2018 and recorded on March 15, 2018.

Being the same property conveyed to Soghrat Soltani by Warranty Deed from Nosrat Soltani Living Trust of record in Instrument No. 20201112-0133565 Register's Office for Davidson County, Tennessee, dated November 04, 2020 and recorded on November 12, 2020.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1026 Wade Avenue, Nashville, TN 37203**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this the 17th day of June, 2026.

Soghrat Soltani

Soghrat Soltani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Soghrat Soltani,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged he they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of June, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY