Karen Johnson Davidson County
Batch# 1468712 DEEDWARR
09/04/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $8,036.40
20260904-0082344

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25959-DJ

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,172,000.00.

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28 day of August, 2026.

Notary Public
My Commission Expires: 11-4-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kappleman Family Trust 730 Woodvale Point Suwanee, GA 30024	New Owner	105-070-536.00 105-07-1H-001-00 105-07-1H-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Best Built Construction Inc., a Tennessee corporation, and Mohammad T. Oftadeh**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paul Andrew Kappelman, Trustee of the Kappelman Family Trust u/a/d June 7, 2021**, hereinafter called the Grantee(s), its successors, 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 the Westerly half of Lot Number 20 on the Map of the Moore Heirs plan of lots, as of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, to which piat reference is hereby made for a more complete description of said property.

Said part of said lot fronts 50 feet on the north side of Moore Avenue and runs back between parallel lines, 148-1/4 feet to a dead line.

Being the same property conveyed to Mohommad T. Oftadeh and Best Built Construction, Inc. by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20220830-0097645 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 30, 2022.

This is improved property located at: **612 Moore Avenue, Nashville, TN 37203**

Mohommad T. Oftadeh is also known as Mohammad T. Oftadeh and Mohammad Taghi Oftadeh..

202609040082344

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2026.

GRANTOR:

Best Built Construction Inc., a Tennessee corporation

By: _____
Javad Salimi, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Javad Salimi, President the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Best Built Construction Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30

GRANTOR:

_____
Mohammad T. Oftadeh by Amir Oftadeh, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amir Oftadeh the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mohommad T. Oftadeh ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of August, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 28th, 2026. (date of document).

Signature

Date: September 2, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 2nd day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON