WARRANTY DEED

Karen Johnson Davidson County
Batch# 853894 DEEDWARR
05/12/2022 08:14:12 AM 2 pgs
Fees: $13.00 Taxes: $10,804.00
20220512-0054295

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cava Group, Inc.	New Owner	
(NAME)	(NAME)	
309 Church Street, Apt. 308 Nashville, TN 37201		081-08-3M-201.00-CO 081-08-3M-202.00-CO 081-08-3M-203.00-CO 081-08-3M-204.00-CO 081-08-3M-205.00-CO 081-08-3M-206.00-CO 081-08-3M-207.00-CO 081-08-3M-208.00-CO 081-08-0-025.00-R-000
(ADDRESS)	(ADDRESS)	
(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, **910 CAB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAVA GROUP, INC.**, 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 the Buchanan Point Condominiums and being Units 201, 202, 203, 204, 205, 206, 207 and 208 as set forth in the Master Condominium Declaration of record as Instrument No. 20190116-0004582, and amended as Instrument No. 20190426-0038397, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Condominium Declaration, said Units being depicted on the Plat Exhibit attached as Exhibit E to the aforementioned Declaration.

Being a portion of the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company by Special Warranty Deed from 904 Buchanan Partners, a Tennessee general partnership of record in Instrument No. 20180822-0083303 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 22, 2018.

Being a portion of the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company by Quitclaim Deed from 904 Buchanan Partners, a Tennessee general partnership of record in Instrument No. 20180822-0083304 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 22, 2018.

Being a portion of the same property conveyed to TN New Development 3, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Pichoslap Development Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20181217-0122412 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 17, 2018.

See also Scrivener's Affidavit of record in Instrument No. 20191108-0115899, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to TN New Development 3, LLC, a Tennessee limited liability company by Quitclaim Deed from Pichoslap Development Company LLC, a Tennessee limited liability company and Chris Larkins, an individual of record in Instrument No. 20191001-0099950 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

Being a portion of the same property conveyed to 910 Cab, LLC, a Tennessee limited liability company by Special Warranty Deed from TN New Development 3, LLC, a Tennessee limited liability company of record in Instrument No. 20210804-0105008 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on August 04, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 916 Buchanan St Apartment 1-8, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0P-22-910X

Witness my hand this 6th day of May, 2022

910 CAB, LLC

BY:_____

BRAD BARS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of 910 CAB, LLC, and that he as such Authorized Agent of 910 CAB, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of 910 CAB, LLC.

Witness my hand and official seal this 6th day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public