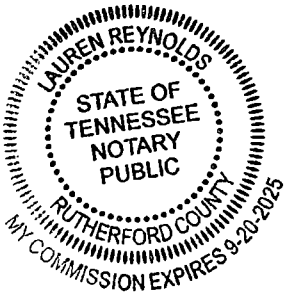
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,750,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Brick Church Pike Sitework, LLC	new owner	
(NAME)	(NAME)	
~~2425 &~~ 2427 Brick Church Pk.		07102013600 / 0702013700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **BRICKHOUSE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRICK CHURCH PIKE SITEWORK, 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:

SEE ATTACHED EXHIBIT "A"

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 2425 & 2427 Brick Church Pk., Nashville, TN 37207
(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.

Karen Johnson Davidson County
Batch# 907961 **DEEDWARR**
08/25/2022 10:00:39 AM 4 pgs
Fees: $23.00 Taxes: $32,375.00



20220825-0095926

Witness my hand this 9th day of August, 2022

BRICKHOUSE PARTNERS, LLC

BY: _____

CHRISTOPHER F. HARWELL, MANAGING MEMBER

BY: ZIADY ENTERPRISES, LLC, MANAGING MEMBER OF BRICKHOUSE PARTNERS, LLC

BY: _____

PAUL ZIADY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Christopher F. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Brickhouse Partners, LLC, the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal this 9th day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Paul Ziady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Ziady Enterprises, LLC, Managing Member of Brickhouse Partners, LLC, the within named bargainor, a limited liability company and that he as such Managing Member of Ziady Enterprises, LLC, Managing Member of Brickhouse Partners, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member of Ziady Enterprises, LLC, Managing Member of Brickhouse Partners, LLC.

Witness my hand and official seal this 9th day of August, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

EXHIBIT "A"

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat for the Resubdivision of the Moss Property, as of record in Plat Book 7900, Page 570, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed unto Metro Government of Nashville and Davidson County, Tennessee, by Warranty Deed of record in Book 9834, Page 274, in the Registers' Office for Davidson County, Tennessee.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed unto Metro Government of Nashville and Davidson County, Tennessee, by Warranty Deed of record in Book 10573, Page 228, in the Registers' Office for Davidson County, Tennessee.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed unto the State of Tennessee by Warranty Deed of record in Instrument No. 20020716-0085646, in the Registers' Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for the Resubdivision of the Moss Property, as of record in Plat Book 7900, Page 570, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed unto Metro Government of Nashville and Davidson County, Tennessee, by Warranty Deed of record in Book 9834, Page 271, in the Registers' Office for Davidson County, Tennessee.

THERE IS EXCEPTED from the above described property and from this conveyance that certain property conveyed unto the State of Tennessee by Warranty Deed of record in Instrument No. 20020716-0085646, in the Registers' Office for Davidson County, Tennessee.

Parcels 1 and 2 being the same property conveyed to Brickhouse Partners, LLC, a Tennessee limited liability company, by Warranty deed from Rosemary M. Thornhill, Successor Trustee of the Katherine Akin Moss Family Trust, of record in Instrument No. 20191114-0117394, in the Register's Office for Davidson County, Tennessee, dated November 12, 2019, and recorded on November 14, 2019.