Karen Johnson Davidson County
Batch# 931253 DEEDWARR
10/19/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20221019-0113912

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $3,300,000.00.

Affiant

Subscribed and sworn before me this the 13 day of October, 2022.

Notary Public
My commission expires: 9.21.26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nash Dawg, LLC	New Owner	161-08-0 027.00
535 Riverbend Drive		
Ellabell, GA 31308		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOWL MOUTH, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NASH DAWG, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southwood of record in Plat Book 2663, Pages 125 and 126, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Brewer Drive at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northerly 192.02 feet to a corner of Lot No. 2; thence with the line between Lots No. 2 and 3, westerly 190.12 feet to the east margin of Nolensville Road; thence with the margin of said road, southerly 150 feet to the beginning of a curve; thence around said curve, southeasterly 39.29 feet to the northerly margin of Brewer Drive; thence with the margin of the same, easterly 125.38 feet to the point of beginning.

Being the same property conveyed to Fowl Mouth, LLC, a Tennessee limited liability company, by Warranty Deed dated 01/09/2015, from New Era Management Services Two, LLC, of record in Instrument No. 20150223-0015265, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5228 Nolensville Pike, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 13 day of October, 2022.

Fowl Mouth, LLC

Robert B. Ward, III

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert B. Ward, III,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Robert B. Ward, III as such Member.

Witness my hand and official seal this 13th day of October, 2022.

My Commission Expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-13-22.

Affiant Signature

10-19-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY