This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19566-DJ

Karen Johnson Davidson County
Batch# 941262 DEEDWARR
11/15/2022 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20221115-0121724

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Abbas Almosawi
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Big Almos Properties llc 625 Harding Place Nashville, TN 37211	New Owner	106 01 0 049.00 & 106 0 0 050.00

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, **James F. Jones and wife, Carole V. Jones**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Big Almos Properties llc, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being certain tracts or parcels of land situated within the bounds of Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

BEING all of Lot No. 6 and part of Lot No. 7 as shown on the Map of the land of the heirs of Mrs. Mary Byrd, deceased, as of record in Book 547, Page 23, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southeasterly corner of Lot No. 6 as shown on said map; thence N 16 1/2 deg. E 191 feet, more or less, to the southerly margin of Elm Hill or Stones River Pike; thence westwardly with the southerly margin of said pike 152 feet; thence southwardly in a straight line to a point in the northerly margin of Murfreesboro Pike as widened; thence with the northerly margin of the Murfreesboro Pike eastwardly 143 feet to the point of beginning.

BEING the same property conveyed to James F. Jones, and wife, Carole V. Jones by Warranty Deed from Floyd Davidson and wife, Rita T. Davidson, dated November 24, 1997, recorded November 26, 1997, of record in Book 10699, page 764, Register's Office for Davidson County, Tennessee.

Included in the above-described parcel but expressly Excluded therefrom is the following described parcel conveyed to Purity Dairies, LLC, a Delaware limited liability company by Quitclaim Deed from James F. Jones and wife, Carole V. Jones, dated December 2, 2010, recorded December 9, 2010, of record in Instrument No. 20101209-0098103, Register's Office for Davidson County, Tennessee, and being more particularly described as flows, to-wit:

Commencing at an iron rod situated in the southwesterly margin of Elm Hill Pike, said point also being

the northeast corner of the James and Carole Jones property of record in Book 10699, Page 764, Register's Office for Davidson County, Tennessee.

Thence, along said road, N 83° 24' 36W, a distance of 47.66 feet to the point of beginning of the herein described tract of land.

Thence, leaving said road, along a curve to the left, having a central angle of 20° 07' 26", a radius of 140.00 feet, a tangent of 24.84 feet, a length of 49.17 feet, and having a chord which bears S 79° 26' 06" W, a distance of 48.92 feet to an iron rod;

Thence, N 25° 01' 02" E, a distance of 15.21 feet to a point;

Thence, S 83° 24' 36" E, a distance of 41.94 feet to the point of beginning and containing 232,213 square feet of 0.005 acres of land.

Tract No. 2:

Commencing at an iron rod situated in the southwesterly margin of Elm Hill Pike, said point also being the northeast corner of the James and Carole Jones Property of record in Book 10699, Page 764, Register's Office for Davidson County, Tennessee.

Thence along said road, N 83° 24' 36" W, a distance of 47.66 feet to the point of beginning of herein described tract of land.

Thence leaving said road along a curve to the left, having a central angle of 20° 07' 26", a radius of 140.00 feet, a tangent of 24.84 feet, a length of 49.17 feet, and having a chord which bears S 79° 26' 06" W, a distance of 48.92 feet to an iron rod;

Thence, S 25° 01' 02" W, a distance of 126.28 feet to an iron rod situated in the northerly margin of Murfreesboro Pike;

Thence, along said road, N 67° 18' 23" W, a distance of 11.17 feet to an iron rod;

Thence, leaving said road, along a curve to the right, having a central angle of 75° 37' 21, a radius of 44.50 feet, a tangent of 34.53 feet, a length of 58.73 feet, and having a chord which bears N 05° 18' 31 W, a distance of 54.56 feet to an iron rod;

Thence along a curve to the right, having a central angle of 36° 52' 14, a radius of 140.00 feet, a tangent of 46.67 feet, a length of 90.09 feet, and having a chord which bears N 50° 56' 17" E, a distance of 88.55 feet to the point of beginning and containing 3,486.87 square feet or 0.08 acres of land.

Being the same property conveyed to James F. Jones and wife, Carole V. Jones by Quitclaim Deed from Purity Dairies, LLC, a Delaware limited liability company, dated November 11, 2010, recorded December 9, 2010, of record in Instrument No. 20101209-0098104, Register's Office for Davidson County, Tennessee.

This is improved property located at: **396 & 400 Murfreesboro Pike, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 15th day of November, 2022.

GRANTOR:

James F. Jones

Carole V. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James F. Jones and Carole V. Jones, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202211150121724

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/15/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/15/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** November, **2**022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM