WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

T-VL-23-5101

Karen Johnson Davidson County
Batch# 1062497 **DEEDWARR**
10/18/2023 01 03 31 PM 2 pgs
Fees $13 00 Taxes $9,250 00

20231018-0081752

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Shammas Group, LLC	**New Owner**	
(NAME)	(NAME)	**09111011400**
5101 Illinois Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES W. DEVIER, IV AND MARGARET T. DEVIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAMMAS GROUP, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 1002 and the easterly 15 feet of Lot No 1004 of Block 163, Plan No 1 of West Nashville of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee

Said Lot No 1002 and part of Lot No 1004 front together 50 feet on the southerly side of Illinois Avenue and run back between parallel lines with the westerly margin of 51st Avenue North (formerly 10th Street), 150 feet to an alley

Being the same property conveyed to Charles W Devier, IV and Margaret T Devier, husband and wife by Warranty Deed from Kevin Y Alexandroni and wife, Theresa N Alexandroni of record in Instrument No 20211013-0137724, Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 13, 2021

This conveyance is subject to
- All matters shown on ALTA/NSPS Land Title Survey of 5101 Illinois Avenue prepared by Christopher R Conrad of L I Smith and Associates, Inc , RLS 2166, dated 08/31/2023 and designated as Project #230424
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land
- Taxes for the year 2024 and therafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5101 Illinois Ave, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 16th DAY OF OCTOBER, 2023

Charles W DeVier, IV

Margaret T. DeVier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W DEVIER, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of October, 2023

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET T DEVIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of October, 2023

Brian D. Mitchell
Notary Public
My Commission Expires. 03/09/2027
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212