Karen Johnson Davidson County
Batch# 1067021 DEEDWARRSP
11/01/2023 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20231101-0085385

THIS INSTRUMENT PREPARED BY & RETURN TO:
David H. Wood, Esq.
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, Tennessee 37228
(615) 251 3131

FROM: Nuvue Holdings, A Tennessee General Partnership ("GRANTOR")

TO: Prime Real Estate, LLC, A Tennessee Limited Liability Company ("GRANTEE")

NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.

**Prime Real Estate, LLC New Owner**
**1100 Rock Springs Midland Road**
**Christiana, TN 37037**

**181100F00100CO**
**Map 181-10-0F/Parcel 001.00**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00

AFFIANT

Subscribed and sworn to before me this 30 day of October, 2023.

NOTARY PUBLIC

Commission Expires: 8.3.27

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand, and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Nuvue Holdings, a Tennessee General Partnership, has bargained and sold, and do by these presents transfer unto Prime Real Estate, LLC, its heirs, successors and assigns, all of its right, title, and interest in and to a certain tract of parcel of land in Davidson County, Tennessee, as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 1, 7909 Concord Hills Commercial Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Declaration of 7909 Concord Hills Commercial Condominium, of record in Instrument No. 20171011-0104165, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of 7909 concord Hills Commercial Condominium, as shown on Exhibit B to the Declaration, of record in Instrument No. 20171011-0104165, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING the same property conveyed to NuVue Optical, PLLC, a Tennessee professional limited liability company, by Quitclaim Deed dated October 20, 2017, from Malakouti Holdings, LLC, a Tennessee limited liability company, and NuVue Optical, PLLC, a Tennessee professional limited liability company, recorded October 23, 2017 in Instrument No. 20171023-0108479, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated January 3, 2020, the said NuVue Optical, PLLC, a Tennessee professional limited liability company, now known as NuVue Optical, LLC, a Tennessee limited liability company, conveyed all right, title, and interest in the subject property to NuVue Holdings, a Tennessee general partnership, recorded January 6, 2020 in Instrument No. 20200106-0001483, as corrected in Instrument No. 20200121-0007290 and Instrument No. 20200127-0009327, all in said Register's Office.

This is improved property known as: 7909 Concord Hills Dr., Suite 101, Brentwood, Tennessee 37027

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, its successors and assigns, forever.

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except:

1. Real property taxes for the year 2024, a debt not yet due and owing.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And GRANTOR does further covenant with GRANTEE that they have done nothing to impair the title as received by GRANTEE, and they will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand this 30 day of October, 2023.

NuVue Holdings, a Tennessee General Partnership comprised of Nuvue Eyecare, PLLC and Gavami Holdings, LLC

Partner:
NuVue Eyecare, PLLC
By: _____
David Gavami, O.D., Sole Member

Partner:
Gavami Holdings, LLC
By: _____
David Gavami, O.D., Sole Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said State and County, David Gavami, with whom I am personally acquainted, and who acknowledged that he is authorized to execute this instrument on behalf of the partnership, he is the authorized representative of the general partnership's members Nuvue Eyecare, PLLC, and Gavami Holdings LLC, the only partners of the partnership, and that as such he executed this instrument for the partnership for the purposes therein contained.

Witness my hand this 30 day of October, 2023.

_____
Notary Public

Commission Expires: 9-21-27

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# True Copy Certification

I, Leslie Tate, 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 true and exact copy of the original document executed and authenticated according to law on the 30 day of October, 2023.

Affiant Signature

10/30/23

Date

State of Tennessee )

County of Rutherford)

Sworn to and subscribed before me this 30 day of October, 2023.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY