WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21014-DS

Karen Johnson Davidson County
Batch# 1080364 DEEDWARR
12/11/2023 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $23,125.00
20231211-0095104

PREPARED BY:
Reba Brown, Esq.
Lewis Thomason, P.C.
P.O. Box 198615
Nashville, TN 37219-1389

RECORDING DATA:

OWNER AND RESPONSIBLE TAXPAYER:
Alley-Cassetty Companies, Inc.
c/o Jeff Oliver
2 OLDHAM ST
NASHVILLE, TN 37213-1107
M&P: 105 040 220.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$6,250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of December, 2023.

My commission expires: 9-8-25

Notary Public

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

-seal-

THIS DEED, made as of the day of December, 2023, between **Stacy Greethum Bell as Trustee of the Stacy Greethum Bell Trust dated as of March 4, 2020** (herein "Grantor"), and **Alley-Cassetty Companies, Inc.,** a Tennessee corporation (herein "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described Premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

Being a parcel of land located in Nashville, Urban Services District, Seventeenth Councilmanic District, Davidson County, Tennessee, located along the northerly right-of-way of Lafayette Street between Fairfield Avenue and Donelson Street and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of Lafayette Street at the center of Browns Creek;

THENCE, with said northerly right-of-way of Lafayette Street N 73° 22' 00" W, 249.24 feet;

THENCE, with a curve to the right 60.52 feet to the easterly right-of-way Fairfield Avenue, said curve having a central angle of 82° 33' 50", a radius of 42.00 feet, a tangent of 36.87 feet and a chord bearing of N 32° 05' 05" W, 55,42 feet;

THENCE, with said easterly right-of-way of Fairfield Avenue N 09° 11' 50" E, 315.19 feet to an existing PK in the southerly boundary of property conveyed to West Investors, LLC of record in Instrument No. 200509020105389, R.O.D.C.;

THENCE, leaving said easterly right of way with the southerly line of West Investors, LLC, S 89° 55' 00" E, 556.26 feet to an existing iron pin in the westerly right-of-way of Donelson Street (unimproved);

THENCE, with said westerly right-of-way of Donelson Street (unimproved) S 00° 11' 00" E, 334.82 feet;

THENCE, S 05° 53' 00"' W, 70.37 feet to a point on the northeast corner of property conveyed to Javad Ramezanifar, of record in Instrument No. 200810080102133, R.O.D.C.;

THENCE, with said northerly line of Ramezanifar N 44° 57' 34" W, 69.94 feet to a point in Browns Creek;

THENCE, with the meanders of Browns Creek the following calls:

N 70° 17' 00" W, 46.63 feet;
N 72° 14' 32" W, 100.36 feet;
N 79° 56' 00" W, 56.23 feet;
S 60° 34' 00" W, 35.00 feet;
S 31° 26' 00" W, 90.00 feet;
S 16° 38' 00", W, 37.00 feet to the point of beginning.

Containing 211,217 square feet or 4.85 acres more or less.

Being the same property conveyed to Stacy Greethum Bell as Trustee of the Stacy Greethum Bell Trust dated as of March 4, 2020, by Warranty Deed from Martin A. Grusin as Trustee of the Shining Star Trust dated as of September 1, 2009, of record in Instrument No. 20200713-0076182, in the Register's Office for Davidson County, Tennessee, dated June 30, 2020, and recorded on July 13, 2020.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises; has full power, authority and right to convey the same; that such Premises are free from all encumbrances; and will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

[*signatures continue on following page*]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date first above written.

Stacy Greethum Bell Trust dated as of March 4, 2020

By Stacy Greethum Bell, Trustee

State of TENNESSEE
County of DAVIDSON

Before me, a Notary Public of the State and County mentioned, personally appeared Stacy Greethum Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Trustee** of **Stacy Greethum Bell Trust dated as of March 4, 2020** , the within named bargainor, and that such **Stacy Greethum Bell** being duly authorized by the bargainor, executed the foregoing Warranty Deed for the purposed therein contained, by personally signing the name of the **Trust** as its **Trustee**.

Witness my hand and Seal in said State and County this 7th day of December, 2023.

NOTARY PUBLIC

- seal -

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires:
9-8-25

- 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 12/07/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/07/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

