THIS INSTRUMENT PREPARED BY:
Sarah M. Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of April, 2024.

Notary Public
My Commission Expires:

SARAH M. MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2027

Karen Johnson Davidson County
Batch# 1122948 DEEDWARRSP
04/15/2024 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $8,325.00
20240415-0026865

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Yanahli Bellevue, LLC 809 South Main Street, Lower Level Columbia, TN 38401	Same	142 00 0 368.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged AJS ASSOCIATES, a Kentucky general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto YANAHLI BELLEVUE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled W.L. Horn Estate Resubdivision, of record as Instrument No. 20041119-0139005, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AJS ASSOCIATES by deed from SUNTRUST BANK, A GEORGIA BANKING CORPORATION, of record as Instrument No. 20041122-0139993, dated November 1, 2004, said Register's Office.

Property commonly known as: 290 Hicks Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 11 day of April, 2024.

GRANTOR:
AJS ASSOCIATES,
a Kentucky general partnership

By: Kimra Schleicher
Title: Vice President

STATE OF IN)
COUNTY OF Floyd)

Before me, a Notary Public of said County and State, personally appeared Kimra Schleicher, the Vice President of AJS Associates, a Kentucky general partnership, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be the Vice President of AJS Associates, a Kentucky general partnership and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 11 day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 9-5-2031
[Affix Seal]



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sarah Mathews, 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 April 15, 2024 (date of document).

Sarah M. Mathews
Affiant Signature

4/15/24
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of April, 2024.

Mary Charles Davis
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY'S SEAL

