THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447334**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2024. Notary Public My Commission Expires:

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Karen Johnson Davidson County
Batch# 1123749 DEEDWARR
04/17/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20240417-0027248

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
American Egyptian Group LLC 1516 Bridgecrest Dr. Antioch TN 37013	New Owner	Tax Parcel ID No. 119 01 0 502.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stafford Opportunity Zone Investing LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Egyptian Group LLC, a Tennessee Limited Liability Company.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of 2226 FOX AVENUE as shown on plat of record in Instrument No. 20210421-0053397 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Stafford Opportunity Zone Investing, LLC, a Tennessee limited liability company, by Warranty Deed from Khalid Alsaad, a married man, of record in Instrument No. 20231120-0090096, in the Register's Office of Davidson County, Tennessee, dated November 17, 2023 and recorded on November 20, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2226 Fox Avenue, as recorded in Instrument No. 20210421-0053397.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subd., as recorded in Plat Book 332, Page 21.

This is improved property located at 2226A Fox Ave Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11 day of April, 2024.

Stafford Opportunity Zone Investing, LLC

BY: _____
Michael Stafford, Chief Operating Member

BY: _____
Tammi Stafford, Secretary

STATE OF FL
COUNTY OF Okaloosa

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Operating Member (or other officer authorized to execute the instrument) of Stafford Opportunity Zone Investing, LLC, the within named bargainor, and that he as such chief operating member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid chief operating member.

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

_____
Notary Public
My Commission Expires: _____

ROBERT P. LYNCH
MY COMMISSION # HH 466197
EXPIRES: December 17, 2027

STATE OF FL
COUNTY OF Okaloosa

Before me, the undersigned, of the State and County aforesaid, personally appeared Tammi Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary (or other officer authorized to execute the instrument) of Stafford Opportunity Zone Investing, LLC, the within named bargainor, and that she as such secretary has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid secretary.

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

_____
Notary Public
My Commission Expires: _____

ROBERT P. LYNCH
MY COMMISSION # HH 466197
EXPIRES: December 17, 2027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/11/24 (date of document).

Affiant Signature

4/15/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

