Karen Johnson Davidson County
Batch# 1173434 DEEDWARR
08/23/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $17,390.00
20240823-0064877

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,700,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024.

Notary Public
My commission expires: 06.24.25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
JWA Elshokery Properties, LLC	First Citizens Bank, Loan Ops	135-00-0-067.00 & 135-00-0-066.00
5039 Napoli Drive	PO BOX 370	
Mount Juliet, TN 37122	Dyersburg, TN 38025	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Little Professional Properties, LLC a Mississippi Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JWA Elshokery Properties, LLC; A TENNESSEE LIMITED LIABILITY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being a part of the W.W. Moran 215 Acre Tract, and being more particularly described, as follows:

Beginning at a corner on the westerly margin of Murfreesboro Road about one half mile south of UNA, TN, said corner being the southeast corner of the old Moran tract and the northeast corner of a 10 acre tract belong to Rader; thence north 85 degrees 15 minutes west along the Selner and Moran Line 155.0 feet to a stake in said line; thence north 34 degrees 30
minutes west 30 feet to a stake; thence north 61 degrees east 125 feet to a stake in the westerly margin of said Murfreesboro Road; thence south 29 degrees 30 minutes east along the westerly margin of said Murfreesboro Road 125 feet to the beginning.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 4, Plan of British Woods, Section 2, of record in Book 6200, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Little Professional Properties, LLC, a Mississippi limited liability company, by Warranty Deed from Shabbir Bahora and Zarina Bahora, Trustees of the Shabbir Bahora

Revocable Trust dated December 28, 2011, and Shabbir Bahora and Zarina Bahora, Trustees of the Zarina Bahora Revocable Trust dated December 28, 2001, dated January 30, 2015, of record in Instrument No. 20150209-0011808, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2131 & 2127 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Michael Little, Manager Date: 8/20/24

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Michael Little with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Manager of Little Professional Properties, LLC and that they are authorized by Little Professional Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of August 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 20, 2024.

J. Carlton Drumwright

August 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 20, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY