THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37445-1 / Box #14

Karen Johnson Davidson County
Batch# 1181206 DEEDWARR
09/13/2024 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20240913-0070549

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Clarksville NTC Properties, LLC ATTN: Michael J. Nacarato, Jr. 2345 Hidden River Lane Franklin, TN 37069-6933	New Owner	11811015800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Samuel E. Davis** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Clarksville NTC Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 of Block "I" on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 65 feet on the easterly side of East Iris Drive and runs back between parallel lines 139.85 feet to a dead line measuring 65 feet thereon.
>
> Being the same property conveyed to Samuel E. Davis by Warranty Deed dated July 31, 2014 from Samuel E. Davis and Alan C. Gore, D/B/A G & E Partners, a Tennessee general partnership, of record in Instrument No. 20140820-0075836, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 406 East Iris Drive, Nashville, TN.

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; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of September, 2024.

Samuel E. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel E. Davis, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12 day of September, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 12 day of September, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 11811015800. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

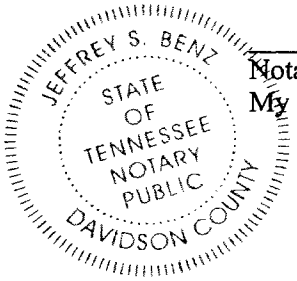
4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4610, page 988, said Register's Office.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 September 12, 2024.

Mike Boyd, Esq.
Date: September 12, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 12, 2024.



Notary Public
My commission expires: OCT 4, 2027