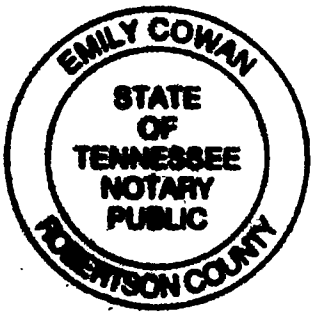
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER
 (AFFIX SEAL)	**THE ACTUAL CONSIDERATION OF VALUE, WHCHEVER IS GREATER, FOR THIS TRANSFER IS $1,136,976.05.** **George J. Phillips, Esq.** **TN Bar #13,916** SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29th DAY of AUGUST, 2024 **Notary Public** MY COMMISSION EXPIRES: 10/20/2027

THIS INSTRUMENT WAS PREPARED BY:
George J. Phillips, Esq., Phillips Ralston, 1000 Kennesaw Blvd., Gallatin, TN 37066

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
BHA, LLC	**New Owner**	**08115057600** **08115057300** **08115057200**
(NAME)	(NAME)	
1800 Jefferson Street	**New Owner Address**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**New Owner Address**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1182932 DEEDWARR
09/18/2024 10:16:48 AM 3 pgs
Fees: $18.00 Taxes: $4,206.81
20240918-0072242

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Albarati & Khanshali, LLP**, Aziz Albarati and Yasir Khanshali, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **BHA, LLC**, hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1 (1800 Jefferson Street):

Tract III: Land in the City of Nashville, Davidson County, Tennessee being Lots Nos. 1 and 2 on the Plan of the Jane Gilliam Plan of Lots, of record in Plan 2, Page 9 of the Chancery Court at Nashville, and described according to a copy of a survey thereof made October 4, 1957, by Z.J. Wilinson, Surveyor, as follows:

Beginning at a cross cut in the sidewalk at the northwest intersection of 18th Avenue North and Jefferson Street, as now widened and located; thence along the west line of 18th Avenue North, northwardly 93.8 feet to an iron pin opposite a fencepost; thence westwardly 143 feet to the east margin of a 12 foot alley southwardly 96.9 feet to an iron pin the north margin of Jefferson Street, as now widened and located; thence with the line of the same eastwardly 157.8 feet to the point of beginning.

Included in the above description but excluded herefrom is property vested in the State of Tennessee by decree in the Circuit Court of Davidson County, Tennessee, of record in Book 4176, Page 225, Register's Office for Davidson County, Tennessee.

Beginning at the northwest intersection of 18th Avenue and Jefferson Street, said point being the southeast corner of a tract of Land conveyed to Reproco, Inc., as of record in Book 3906, Page 867, Register's Office for Davidson County, Tennessee, thence with the northerly margin of Jefferson Street and the southerly boundary of said

Reproco, Inc. tract South 79 degrees 32 minutes 33 seconds west 13.14 feet to a point; thence reversely with arc, curving to the left and having a radius of 9 feet, 15.36 feet to point of tangency; thence north 18 degrees 16 minutes 16 seconds West 83.58 feet to a point in the common line between lots 2 and 3, North 81 degrees 06 minutes 32 seconds East 3.03 feet to a point in the westerly margin of 18th Avenue; thence with the westerly margin of 18th Avenue and the easterly boundary of said Reproco, Inc., Tract, South 18 degrees 09 minutes 04 seconds east 93.8 feet to the point of beginning.

Included in the above description but excluded from this conveyance is property vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by decree of the 3rd Circuit Court in Davidson County, Tennessee, of record in Book 5371, Page 590, Register's Office for Davidson County, Tennessee.

Tract I: Beginning at a point on the existing northerly margin of Jefferson Street said point bears 80 deg. 28' E. 4.50 feet from an iron pin marking the southwest corner of tract conveyed to Mid-Ten Oil Company to Reproco, Inc., by Warranty Deed dated June 29, 1965 and recorded in Book 3906, Page 867, being Parcel 576 as shown on
Map 81-15 of the Metropolitan Nashville and Davidson County Property Maps; thence **N.** 80 deg. 28' **E.** with the existing northerly margin of Jefferson Street, 84.04 feet; thence **N,** 71 deg. 33' **W.** 12.30 feet; thence **S.** 81 deg. 53'

W. 45.00 feet; thence S 65 deg. 56' W 29.12 feet to the point of beginning and containing 408 square feet.

Tract II: Beginning at a point on the existing northerly margin of Jefferson Street, said point being the beginning of the right of way return curve at 18th Avenue, also being the southwest corner of tract conveyed by Reproco, Inc., et al. to the State of Tennessee for widening 18th Avenue, dated July 24, 1967; thence with a curve to the left having a radius of 8.98 feet and a central angle of 98 deg. 03, an arc distance of 15.36 feet to a point on the westerly margin of 18th Avenue; thence N. 17 deg. 35' W. with said margin 2.16 feet: thence S. 36 deg. 19' W. 17.77 feet to a point on the existing northerly margin of Jefferson Street; thence N. 80 deg. 28' E. with said margin 4.16 feet to the point of beginning and containing 66 square feet.

The above description is identical to that contained in the prior deed of record on this property.

Being the same property conveyed to **Albarati & Khanshali LLP**, by deed of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20170905-0090764.

This conveyance is subject to any and all existing restrictions and easements of record.

Parcel 2 (1806 Jefferson Street):

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Jane Gilliam Property as of record in Plan Book No. 2, Page 9, Chancery Court at Nashville.

Said Lot No. 5 fronts 50 feet on the northerly margin of Jefferson Street and runs back between parallel lines and along the westerly margin of an alley, 194 feet to an alley in the rear.

Included in the description but excluded therefrom the conveyance recorded in Book 4183, Page 252, subject to any out conveyance for the widening of Jefferson Street.

Being the same property conveyed to John N. Kawinzi, by deed of record in Book 11484, Page 649, Register's Office for Davidson County, Tennessee, and then reconveyed to **Albarati & Khanshali LLP**, by deed of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20170905-0090764.

This conveyance is subject to any and all existing restrictions and easements of record.

Parcel 3 (1808 Jefferson Street):

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 6 in the subdivision of the Jane E. Gilliam property in North Nashville, a plan of which is of record in Plan Book No. 2, Page 9, Chancery Court at Nashville, said easterly part of Lot No. 5 fronts 35 feet on the northerly side of Jefferson Street and runs back between parallel lines 194 feet, more or less, to an alley.

Included in the above but excluded therefrom is that portion thereof described in the Deed from Julia Otey to the State of Tennessee of record in Book 4169, Page 814, said Register's Office.

Being the same property conveyed to John Kawinzi, by deed of record in Book 9581, Page 757, Register's Office for Davidson County, Tennessee, and then reconveyed to **Albarati & Khanshali LLP**, by deed of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20170905-0090764.

This conveyance is subject to any and all existing restrictions and easements of record.

☐	unimproved						
☒	improved	Property known as **1800, 1806 - 1808 Jefferson Street, Nashville, TN 37218**					
		(House Number)	(Street)	(P.O. Box)	(City or Town)	(State)	(Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE, 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.

Witness our signatures on this 29th day of August, 2024.

ALBARATI & KHANSHALI, LLP

By: _____
Aziz Albarati
Partner

By: _____
Yasir Khanshali
Partner

(Signed by Aziz Albarati for Yasir Khanshali, pursuant to the notarized POA signed by Yasir Khanshali dated January 24, 2024, attached.)

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aziz Albarati** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of **Albarati & Khanshali, LLP**, and that he as such partner executed the foregoing instrument for the purposes therein contained by signing for himself as a partner, and signing for Yasir Khanshali as a partner, pursuant to the POA that is attached to this Warranty Deed and is being simultaneously recorded herewith.

_____
Notary Public
My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:
H. Mark Beanblossom, P.C.
1661 Aaron Brenner Drive # 301
Memphis, Tennessee 38120
901.758.0500