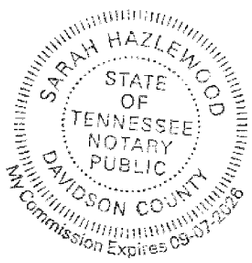
Karen Johnson Davidson County
Batch# 1183559 DEEDWARR
09/19/2024 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240919-0072639

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2024.

Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
KAASI ENTERPRISES LLC	New Owner(s)	103-02 0-060.00
923 Oldham Dr., P.O. Box 956		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COBB COMMERCIAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAASI ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Cameron Cash Wash of record in Plat at Instrument No. 20080508-0047724, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joe R. Gallien by Warranty deed from George Gianikas and Wesley L. Kinser, III of record in Book 3798, page 677, Register's Office for Davidson County, Tennessee, dated July 31, 1964 and recorded on August 07, 1964.

Being a portion of the same property conveyed to James Hershel Cobb and sister, Bernice Cobb Davasligil a/k/a Carolyn Bernice Davasligil, as tenants-in-common, each owning a one-half (1/2) undivided interest by Quitclaim deed from James H. Cobb and James Gallien, co-administrators CTA of the Estate of Joe R. Gallien of record in Book 9621, page 928, Register's Office for Davidson County, Tennessee, dated March 06, 1995 and recorded on March 20, 1995.

Being a portion of the same property conveyed to James Hershel Cobb and James Christopher Cobb, as tenants-in-common, with James Hershel Cobb holding a 75% undivided interest and James Christopher Cobb holding a 25% undivided interest by Warranty deed from James Hershel Cobb and Bernice Cobb Davasligil a/k/a Carolyn

Bernice Davasligil of record in Book 9687, page 184, Register's Office for Davidson County, Tennessee, dated May 23, 1995 and recorded on June 01, 1995.

Being a portion of the same property conveyed to Cobb Commercial Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from James Hershel Cobb and James Christopher Cobb, tenants-in=common of record in Instrument No. 20071106-0130968 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on November 06, 2007.

Being a portion of the same property conveyed to Cobb Commercial Properties, LLC - Series 1, a Tennessee limited liability company by Quitclaim Deed from Cobb Commercial Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20080214-0015030 Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 14, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 306 White Bridge Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2024.

Cobb Commercial Properties, LLC,
a Tennessee limited liability company

By: _____
James C. Cobb,
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James C. Cobb, 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 Executive Officer of Cobb Commercial Properties, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5 day of September, 2024.

_____
Notary Public

My Commission Expires: 9/6/25

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30. 2024.

Affiant Signature

19th day of September, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028