Karen Johnson Davidson County
Batch# 1200165 DEEDWARR
11/01/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,601.10
20241101-0084704

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $703,000.00 Affiant Subscribed and sworn to before me, this 30TH day of October 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: The 8018, LLC 8024 Charlotte Pike Nashville, TN 37221	Send Tax Bills to: New Owner **8018 Charlotte Pike** **Nashville, TN 37221**	Tax Parcel ID No.____ 127-00-0-020

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHICO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 8018 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in the Ninth, formerly the 14th Civil District of Davidson County, Tennessee, and being the westerly half of a 20 ACRE tract formerly owned by J. C. Hows and O. W. Hows, jointly and described according to a survey made by S. H. Hutchison, as follows:

Beginning at an elm on the North margin of Buffalo Creek Road, said elm being in the East margin of John Lovell Property; and running thence with the Northern margin of said Road North 74 3/4 degrees East 10 1/2 poles to a small elm; thence North 12 degrees West, surface measure, 130 1/2 poles, more or less, to the original O. D. Elkins' South boundary line at a planted stone with the small hickory pointer; thence South 88 3/4 degrees West 13.90 poles to the East boundary of the Joe Lovell Place at 2 chestnuts; thence South 6 1/2 degrees West | 3/4 poles with Lovell's East line to a chestnut stump; thence South 13 degrees East with Lovell's line 128.78 poles to the beginning, containing ten acres, more or less.

Being the same property conveyed to Chico Capital, LLC by Warranty deed from MD Saidur Rahman and Farhana Nazmin, husband and wife of record in Instrument No. 20220131-0010781 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 31, 2022. (Value of consideration shown in aforementioned deed $475,000.00.) Being also known as 8024 Charlotte Pike Nashville, Tennessee 37221.

This is improved property commonly known as: **8024 Charlotte Pike Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30TH day of OCTOBER 2024.

CHICO CAPITAL, LLC

By: _____
Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Jennifer S. Ghanem,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Chico Capital, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30TH day of OCTOBER 2024.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 11/2/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/30/2024 (date of document).

Affiant Signature

10/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

