THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7605-WE

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson
Batch # 1201286
11/05/2024 10:29:57 AM
Fees: $13.00 Taxes: $8,695.00

Davidson County
DEEDWARR
2 pgs

20241105-0085771

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delime Holdings, a Tennessee General Partnership	NEW OWNER	
4609 Villa Green Drive		133-06-0-238.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Americ Company, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delime Holdings, a Tennessee General Partnership**

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, Page 121, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Natchez Court, at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, southerly 333.2 feet; thence westerly 228.7 feet to the easterly margin of Nolensville Road; thence with the same, northerly 197.30 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 39.27 feet to the southerly margin of Natchez Court; thence with the same, easterly 175 feet to the beginning.

Being the same property conveyed to Americ Corporation, a Tennessee corporation by Warranty Deed from Natchez Corporation, a Tennessee corporation of record in Book 4477, page 5289, Register's Office for Davidson County, Tennessee, dated February 2, 1971 and recorded on February 3, 1971.

Being the same property conveyed to Americ Company, a partnership by Quitclaim Deed from Americ Corporation, a Tennessee corporation of record in Book 4572, page 560, Register's Office for Davidson County, Tennessee, dated January 26, 1972 and recorded on January 27, 1972.

Being the same property conveyed to Americ Company, LLC by Quitclaim Deed from Americ Company. a Tennessee partnership of record in Book 9604, page 605, Register's Office for Davidson County, Tennessee, dated February 24, 1995 and recorded on February 27, 1995.

Said Americ Company, LLC merged into Americ Company, a Partnership, a Tennessee general partnership, as evidenced by Certificate of Merger of record in Instrument Number 200001060002095, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3724 Nolensville Pike, Nashville, TN 37211**

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 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 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.

Witness our hands this the 1 day of November, 2024.

Americ Company, a Tennessee General Partnership

BY: Kittra Mary Moore
Kittra Mary Moore
ITS: Partner

BY: The Stoker Family Revocable Living Trust (Agreement), dated December 27, 2012
ITS: Partner

BY: Gordon Alan Stoker
Gordon Alan Stoker, Co-Trustee

BY: Hugh Brent Stoker
Hugh Brent Stoker, Co-Trustee

BY: Venita Jean Stoker
Venita Jean Stoker, Co-Trustee

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kittra Mary Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Partner of **Americ Company, a Tennessee General Partnership**, the within named bargainor, a limited liability company, and that she as such Partner of **Americ Company, a Tennessee General Partnership**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kittra Mary Moore as such Partner of **Americ Company, a Tennessee General Partnership.**

Witness my hand and Official seal this 1 day of November, 2024.

Notary Public:
My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gordon Alan Stoker, Hugh Brent Stoker, and Venita Jean Stoker, Co-Trustees of **The Stoker Family Revocable Living Trust (Agreement), dated December 27, 2012**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Co-Trustees of **The Stoker Family Revocable Living Trust (Agreement), dated December 27, 2012**, the within named bargainor, a limited liability company, and that they as such Co-Trustees of **The Stoker Family Revocable Living Trust (Agreement), dated December 27, 2012**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Gordon Alan Stoker, Hugh Brent Stoker, and Venita Jean Stoker, Co-Trustees of **The Stoker Family Revocable Living Trust (Agreement), dated December 27, 2012.**

Witness my hand and Official seal this 1 day of November, 2024.

Notary Public:
My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028