# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203039 DEEDWARR
11/08/2024 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20241108-0087370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| W Trinity Properties, LLC | NEW OWNER | 071 06 0 030.00 |
| (NAME) 234 W Trinity Ln. | (NAME) | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SAI Group, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W Trinity Properties LLC, a Tennessee Limited Liability Company**, 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 Resub. of Lot No. 1 of Texaco Park of record in Plat Book 5190, Page 14, in the Register's Office of Davidson County, Tennessee.

Said Lot 1 fronts 95.00 feet on the southerly margin of West Trinity Lane and extends back 199.78 feet on the westerly line and 200.00 feet on the easterly line, to a line on the rear on which it measures 95.00 feet.

Included in the above real property description, but excluded from herein is 2,954.82 square feet conveyed to the State of Tennessee, as referenced in the Consent Judgment and Final Decree as of record in Book 11035, Page 408, said Register's Office.

Being the same property conveyed to Hollingsworth Oil Company, Inc., a Tennessee corporation from Welton Investments, LLC, a Tennessee limited liability company by Special Warranty Deed dated September 27, 2006 and recorded on September 29, 2006, in Instrument No. 20060929-0121058, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to G & G Consulting Company, Inc. from Hollingsworth Oil Company,

Inc., a Tennessee Corporation by Quitclaim Deed dated October 29, 2007 and recorded on November 6, 2007, in Instrument No. 20071106-0131074, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to SAI Group, Inc. from G & G Consulting Company, Inc. by Quitclaim Deed dated February 2, 2021 and recorded on February 24, 2021, in Instrument No. 20110224-0015081, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 234 W Trinity Ln., Nashville, TN 37207

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 7 day of November, 2024.

SAI Group, Inc.,
a Tennessee Corporation

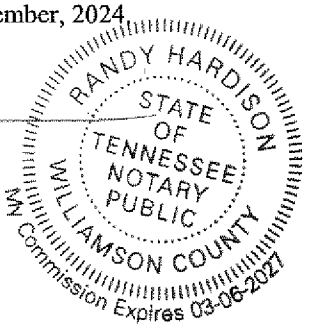
BY: _____
Rajesh Soni, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rajesh Soni, 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 President, and is authorized to execute the instrument on behalf of SAI Group, Inc., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal, this the 7th of November, 2024.




Notary Public
My Commission Expires:
(SEAL)

**Certificate of Authenticity**

I, **Rhonda S. Hardison**, 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 November 7, 2024

Affiant Signature

November 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 8th day of November, 2024.

Notary Public
My Commission Expires:

