Karen Johnson Davidson County
Batch# 1208965 DEEDWARRSP
11/27/2024 03:39:30 PM 6 pgs
Fees: $33.00 Taxes: $6,826.50
20241127-0093046

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
5050 Linbar Drive, LLC c/o Be A Helping Hand Foundation 827 W. McKennie Avenue Nashville, TN 37203	5050 Linbar Drive, LLC c/o Be A Helping Hand Foundation 827 W. McKennie Avenue Nashville, TN 37203	14800017000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Eight Hundred Forty-Five Thousand and 00/100 Dollars ($1,845,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of November, 2024.

Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

For and in consideration of the sum of is One Million Eight Hundred Forty-Five Thousand and 00/100 Dollars ($1,845,000.00), the receipt and sufficiency of which are hereby acknowledged, **ARI HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **5050 LINBAR DRIVE, LLC**, a Tennessee nonprofit limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 5050 Linbar Drive, Nashville, TN 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 27th day of November, 2024.

GRANTOR:

ARI HOLDINGS, LLC, a Tennessee liability company

By: _____
Name: Tamay Ozari
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, David C. Risner, a Notary Public of said County and State, personally appeared Tamay Ozari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged heself to be Sole Member of ARI HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and seal, at Office in the aforesaid county and state, this 27th day of November, 2024.

_____
Notary Public

My Commission expires: 5/21/2025

DAVID C. RISNER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of the Browing-Scott Building and Lot 5 – Century Center Park, of record in Book 6900, page 957, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete and accurate property description.

Being the same property conveyed to ARI HOLDINGS, LLC, by deed from KENARD PETERMAN, of record in Instrument No. 20150121-0006015, dated January 15, 2015, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable;

2. Matters shown on the plan of record in Plat Book 6900, Page 957, said Register's Office.

3. Rights of tenants in possession under that certain unrecorded Commercial Lease Agreement dated September 23, 2021.

True Copy Certification

I, Olivia David, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 27, 2024.

Affiant Signature

11/27/2024
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of November, 2024.

Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

