Karen Johnson Davidson County
Batch# 1218843 DEEDWARRSP
12/26/2024 08:44:30 AM 6 pgs
Fees: $33.00 Taxes: $11,470.00
20241226-0099368

Space Above This Line for Recorder's Use

This Instrument Prepared by, and
after recording, please return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: N. Courtney Hollins
1600 West End Avenue, Suite 2000
Nashville, TN 37203

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer or the value of the property, whichever is greater, is THREE MILLION ONE HUNDRED THOUSAND AND 00/100THS DOLLARS ($3,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of December, 2024.

Brandy Catalanotto
Notary Public
My Commission Expires: 11/8/27

(SEAL)

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	*Send Tax Bills To:*
Lebrada Investments, LLC 3301 Windy Ridge Pkway, SE Suite 500 Atlanta, Georgia 30339	Same as new owners
Map-Parcel Number: 120-5-198.00	

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **OSCAR MEMBRENO**

MARROQUIN D/B/A OASIS RESTAURANT & NIGHT CLUB, a Tennessee resident and sole proprietor ("**Grantor**"), has bargained and sold, and by these presents do transfer and convey unto **LEBRADA INVESTMENTS, LLC**, a Georgia limited liability company ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of 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 1211 Murfreesboro Pike, Nashville, Tennessee 37217.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, from, through, or under Grantor, but not further or otherwise.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 16 day of December, 2024.

GRANTOR:

Oscar Membreno Marroquin, d/b/a Oasis Restaurant & Night Club

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Oscar Membreno Marroquinn, a Tennessee resident and sole proprietor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of December, 2024.

Notary Public

My Commission Expires: _____

(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 1, on the Revised Danley Corporation subdivision according to plat and survey of record in Book 4715, Page 37, in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Special Warranty Deed from Samir Am Nagi and Nabil Alabdi of record in Instrument No. 20160301-0019466, Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 01, 2016.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4715, Page 37, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2796, Page 604, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 December 18, 2024 (date of document).

Affiant Signature

December 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of December, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON