Karen Johnson Davidson County
Batch# 1220202 DEEDWARR
12/27/2024 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20241227-0100135

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me this 23rd day of December, 2024.

Notary Public
My Commission Expires: 10/20/2026

File No.: 2024-1003

Address of New Owner:	Send Tax Bills to:	Tax Information:
2817 Clarksville, LLC, a Wyoming limited liability company	New Owner	
949 Bordeaux Place, Nashville, TN 37207		081-02-0-190.00

WARRANTY DEED

For and in 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

I-65 BBQ, Inc, a Tennessee Corporation

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

2817 Clarksville, LLC, a Wyoming limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sherrills Two Lot Subdivision of record in Plat at Instrument No. 20101102-0087856, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to I-65 BBQ, Inc., a Tennessee corporation by Special Warranty Deed from 2817 Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20200302-0023275 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Map/Parcel- 081-02-0-190.00

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 2817 Clarksville Pike, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 23 day of December, 2024.

I-65 BBQ, Inc, a Tennessee Corporation

By: _____

Charles Patrick Lewis, II, Shareholder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Patrick Lewis, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed th withing instrument for the purposed therein contained and who further acknowledged that he is a Shareholder of I-65 BBQ, Inc, and that he is authorized by I-65 BBQ to execute this instrument on its behalf by himself as such Shareholder.

Witness my hand and seal, at office in Brentwood TN this 23rd day of December, 2024.

_____
Notary Signature

Printed Name: Kimbra Spann

My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hands this 20 day of December, 2024.

I-65 BBQ, Inc, A Tennessee Corporation

By: Richard Dupont
Richard Dupont, Shareholder

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard Dupont with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed th withing instrument for the purposed therein contained and who further acknowledged that he is a Shareholder of I-65 BBQ, Inc, and that he is authorized by I-65 BBQ to execute this instrument on its behalf by himself as such Shareholder.

Witness my hand and seal, at office in Jacksonville FL this 23rd day of December, 2024.

Notary Signature

Printed Name: Denise Lamkin

My commission expires: 04/12/2026

DENISE LAMKIN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 209454
My Commission Expires 04/12/2026

Certificate of Authenticity

I, Kimbra Spann, 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 12/20/2024.

Date

Affiant's Signature

12-26-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of December, 2024.

Notary's Signature

My Commission Expires: October 2, 2028

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)