WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,300,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/03/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/25

Karen Johnson Davidson County
Batch# 1234299 DEEDWARR
02/05/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20250205-0008723

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/2/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2024-14767-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
JWA Elshokery Properties LLC	**First Citizens National Bank**	149-00-0-162.00
2711 Murfreesboro Pike	PO Box 370	
Nashville, TN 37013	Dyersburg, TN 38025	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The Grassmere Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JWA Elshokery Properties LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot I, PLAN OF THE ADDITION TO LOT 1 EZELL-DOAK PROPERTY, as shown on plat of record in Plat Book 8250, Page 638, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TOGETHER WITH an easement for ingress and egress to Bell Road set forth in a Deed of Correction of record in Book 5164, Page 82, and a perpetual reciprocal easement of record in Book 10234, Page 264, in the Register's Office, Davidson County, Tennessee.

INCLUDED in the above-described property but expressly excluded there from is an 1147.3 square foot tract along with an easement for working area as described in the Final Judgment and Decree of record in Instrument 20000110-0003490, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Grassmere Group, LLC, a Tennessee limited liability company by Warranty Deed from Black Rock Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20130927-0102025 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 27, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2711 Murfreesboro Pike Nashville, TN 37013

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 that we are lawfully seized and possessed of said

land in fee simple, have a good right to convey it and the same in 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 hand on February 3, 2025}.

The Grassmere Group LLC, a Tennessee Limited Liability Company

By: _____
Anoosh Bahiraei, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, The Grassmere Group LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 3, 2025.

_____
Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2024-14767-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 3, 2025.

J. Carlton Drumwright

February 3, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 3, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY