Karen Johnson Davidson County
Batch# 1235297 DEEDWARRSP
02/07/2025 12:26:30 PM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20250207-0009534

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
KURMA Property LLC 405 Tonalist Way Smyrna, TN 37167	New Owner	060-08-0-076.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AUSTIN LEE DAVIS**, an individual ("Grantor"), does hereby transfer, sell and convey unto **KURMA PROPERTY LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located at 3037 Dickerson Pike, Nashville, Davidson County, Tennessee 37207, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

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

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, 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 person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 6 day of February, 2025.

GRANTOR:

Austin Lee Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Austin Lee Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6th day of February, 2025.

Notary Public

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $1,400,000.00.

AFFIANT

Subscribed and sworn to before me, this 6th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled E.A. Lindsey's Subdivision, of record in Plat Book 5190, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLOTTE A. DAVIS, by deed from S.L. SETHI AND WIFE, RAKSHA SETHI, of record in Instrument No. 20150825-0085841, dated August 2, 2015, said Register's Office.

CHARLOTTE A. DAVIS having conveyed to CHARLOTTE A. DAVIS AND AUSTIN LEE DAVIS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20220509-0052778, dated April 6, 2022, said Register's Office. The said CHARLOTTE A. DAVIS having died on or about March 24, 2023, leaving AUSTIN LEE DAVIS as sole owner.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments in the year 2025 and thereafter.

2. Matters shown on the Plan of record in Plat Book 5190, page 120, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5559, page 509, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 02-06-2025.

Date

Lisa Farris

Affiant Signature

02-07-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of February, 2025.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY