WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236779 DEEDWARR
02/13/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $6,415.80
20250213-0010964

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,734,000.00.

Affiant

Subscribed and sworn to me on 02/12/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CARTHAGE INVESTMENT LLC 2648 WEATHERFORD ST LA VERGNE, TN 37086-2757	SAME AS NEW OWNER	106-00-0-118.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charlie's, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto CARTHAGE INVESTMENT LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, lying East of Interstate I-24 and South of U.S. 41, 70-S (Murfreesboro Road), being known as Lot No. 2 on the plan of Plus Park, Section Two, as of record in Book 4470, Page 3, Register's Office for Davidson County, Tennessee, and described according to a survey made by Parrish-Ragan, Inc., November 12, 1970, as follows:

BEGINNING at a point on the south margin of Murfreesboro Road at a point being 400.64 feet southeasterly (as measured along the southerly margin of Murfreesboro Road) from a point in the common line between Life & Casualty Insurance Company's property and lands of Humble Oil & Refining Company; thence with the southerly margin of Murfreesboro Road, southeasterly with a curve to the left (radius 1991.90 feet) 150.0 feet to an iron stake and having a chord bearing and distance of South 61 deg. 33' 15" East 149.96 feet to the beginning a short radius curve (return to Pavilion Boulevard); thence with said curve (radius 25.0 feet) southerly 33.03 feet, having a chord bearing and distance of South 25 deg. 51' 48" East 30.68 feet to an iron stake on the westerly margin of Pavilion Boulevard; thence with westerly margin of said Boulevard with a curve (radius 125.0 feet) to the right 56.11 feet and having a chord bearing and distance of South 24 deg 50' 27" West 55.64 feet to an iron stake; thence continuing with the westerly margin of Pavilion Boulevard with a curve to the right (radius 263.85 feet) 125.10 feet to an iron stake and having a chord bearing and distance of South 51 deg. 17' 00" West 123.93 feet; thence North 25 deg. 08' West 57.95 feet to an iron stake; thence North 59 deg. 24' West 89.35 feet to an iron stake; thence North 30 deg. 36' East 150.0 feet to the point of beginning.

Being the same property conveyed to Crown Charlie's, Inc. by Deed from Chevron U.S.A., Inc., a Pennsylvania corporation, of record in Book 9405, Page 80, in the Register's Office of Davidson County, Tennessee, dated July 7, 1994 and recorded on July 12, 1994.

Being the same property conveyed to Crown Charlie's, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Crown Charlie's, Inc., a Tennessee Corporation, of record in Book 9516, Page 187, in the Register's Office of Davidson County, Tennessee, dated November 8, 1994 and recorded on November 9, 1994.

Crown Charlie's, LLC, a Tennessee Limited Liability Company, changed its name to Charlie's, LLC, a Tennessee Limited Liability Company, on or about April 15, 1997.

This is improved property known as 835 Murfreesboro Pk., Nashville, Tennessee 37129.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 02/12/25.

Charlie's, LLC, a Tennessee Limited Liability Company

By: Anthony Barrett
Its: Authorized Member

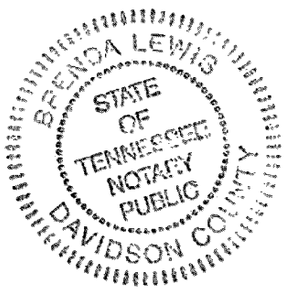
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said county and state, the within named, Anthony Barrett, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of Charlie's, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing for Charlie's, LLC, a Tennessee Limited Liability Company, by himself as Authorized Member.

Witness my hand and official seal on 02/12/25.

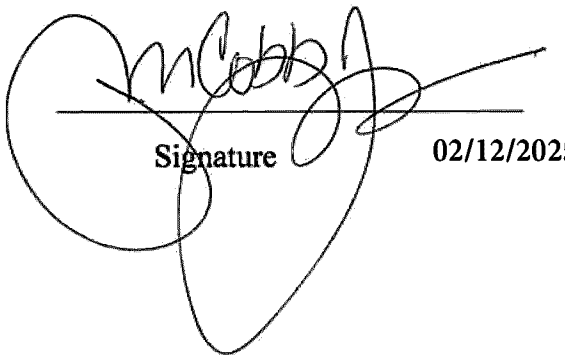
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 12, 2025.**



Signature 02/12/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12th day of February, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

