AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23903-DJ

Name and Address of New Owner:
MMP Gulch Holdings, LLC
4125 W Noble Avenue Ste 381
Visalia CA 93277

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1263536 DEEDWARR
04/23/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250423-0031335

Map & Parcel No: 082 07 0 480.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shah Investors LLC, a limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MMP Gulch Holdings, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Arrington Heights, Sec. Ill as of record in Plat Book 3300, Page 99, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the East margin of North 5th Street opposite a turn into North Fifth Court; thence with the margin of said street, Northerly 75 feet to a corner of Lot No. 1; thence with the line between Lots 1 and 2, Easterly 90 feet to corner of Lot No. 3; thence with the line between Lots 2 and 3, Southerly 86.27 feet to the Northerly margin of North Fifth Court; thence with the margin of the same, Westerly 10.11 feet; Westerly 40.42 feet: Westerly 16.91 feet to the beginning of a curve; thence around said curve, Northwesterly 39.3 feet to the point of beginning. Amendment to Set-Back Line recorded August 10, 1965 in Book 3921, Page 932.

Being the same property conveyed to Shah Investors, LLC, a limited liability company by Chari Pirtle, an unmarried woman, dated August 24, 2022, of record in Instrument No. 20220825-0096045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 705 North 5th Court, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of April, 2025.

Shah Investors, LLC, a Tennessee Limited Liability Company

By: _____ Member
Sana Shah, _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public, of the state and county mentioned, personally appeared Sana Shah, Member of Shah Investors, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Shah Investors, LLC, the within named bargainor, a Limited Liability Company, and that such Sana Shah, member of Shah Investors, LLC as such Sana Shah, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary Signature
My commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

I, Kirsten Virden, 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 4/23/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/23/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

