File No: NTN-1413556
Grantor's Loan No. _____

After Recording, Send to:
ARI Holdings, LLC
2441 Old Hickory Blvd., Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1269864 DEEDWARR
05/07/2025 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $4,995.00
20250507-0035709

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
ARI Holdings, LLC, 2441 Old Hickory Blvd., Nashville, TN 37221

Tax Parcel Number: 09209037800

WARRANTY DEED

Charlotte Avenue Partners, GP, a Tennessee General Partnership, ("Grantor"), of 9256 Carrisbrook Lane, Brentwood, TN 37027, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **ARI Holdings, LLC**, ("Grantee"), whose tax mailing address is 2441 Old Hickory Blvd., Nashville, TN 37221, the following described real estate in Davidson County, Tennessee:

Being a tract of land lying in Nashville, Davidson County, Tennessee; being part of Lots 16 & 17 on the Resubdivision of the Wilcox Property of record in Book 421, Page 42 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an iron rod set on the northerly right-of-way line of Charlotte Avenue, 41 feet north of centerline, at the intersection with the westerly right-of-way line of Interstate 40, width varies;

Thence with the northerly right-of-way line of Charlotte Avenue with a curve to the left, having a radius of 3239.83 feet, a curve length of 96.60 feet and a chord bearing and

distance of South 82 ° 27 min 37 sec West, 96.59 feet to an nail set at the intersection with the easterly right-of-way line of Alley Number 1140, width varies;

Thence with the easterly right-of-way line of Alley Number 1140 for the following calls: North 0 ° 55 min 49 sec East, 33.81 feet to a nail set, North 89 ° 05 min 10 sec West, 4.09 feet to a nail set, North 2 ° 04 min 30 sec East, 158.07 feet to the center of closed alley, Ordinance No. 2019-16 and Ordinance No. 98-1182;

Thence with the center line of the closed alley, North 89 ° 40 min 42 sec East, 99.30 to the westerly right-of-way line of Interstate 40;

Thence with the westerly right-of-way line of Interstate 40 for the following calls: South 2 ° 18 min 49 sec East, 10.01 feet to an iron rod set, South 2 ° 04 min 08 sec West, 169.83 feet to the point of beginning; containing 18,488 square feet or 0.424 acres more or less;

Parcel ID: 09209037800

Property commonly known as: 3214 Charlotte Avenue, Nashville, TN 37209

Being the same property or a portion of the same property conveyed to Charlotte Avenue Partners, GP, a Tennessee General Partnership by Instrument dated March 26, 2020 from Darrell M. Breaux and Wife, Linda G. Breaux filed on March 27, 2020 as Document Number 202003270033567 and in Book at Page in the Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 2, 20 25 :

Charlotte Avenue Partners, GP

By: Patrick Poole
Name: Patrick H. Poole
Its: Authorization Representative

STATE OF Florida
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Patrick H. Poole** as Authorization Representative on behalf of **Charlotte Avenue Partners, GP**, personally known to me or has produced TENNESSE Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of May, 20 25 .

Ashley Ragin
Notary Public

ASHLEY RAGIN
Notary Public - State of Florida
Commission # HH 266873
Expires on June 14, 2026

Notarized remotely online using communication technology via Proof.

STATE OF Florida
COUNTY OF Miami-Dade

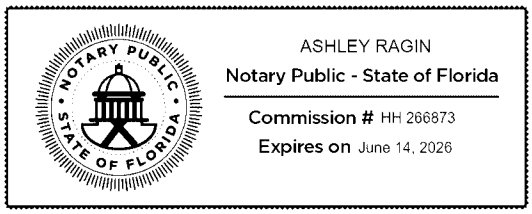
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Poole
Affiant

Subscribed and sworn to before me on this the 2nd day of May, 20 25.

Ashley Ragin
Notary Public

My Commission Expires: 06/14/2026



SEAL

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 **5-2-25** (date of document).

Affiant Signature

05/02/2025

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this **2nd** day of **May** 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026