Karen Johnson Davidson County
Batch# 1287306 DEEDWARR
06/20/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $12,395.00
20250620-0048258

5.RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-27703-25

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,350,000.00.

Rachel K. Wilkerson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June 2025.

Jennifer L. Pennell
NOTARY PUBLIC

My commission expires: JUNE 23, 2026

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CreatiVets<br>1123 12th Ave. S.<br>Nashville, TN 37203 | Same address as new owner | 091-10-0-275.00 |

FOR AND IN CONSIDERATION of the sum of THREE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($3,350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NNP ROBERTSON, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CREATIVETS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning a right-of-way monument, at the intersection of the southerly right-of-way line of Robertson Avenue and the westerly right-of-way line of Midland Avenue; Thence with the southerly right-of-way line of Robertson Avenue, with the westerly right-of-way line of Midland Avenue, South 26 deg. 52 min. 13 sec West, 383.71 feet to an existing right-of- way monument; Thence South 3 deg. 58 min. 13 sec West, 8.90 feet to an iron rod set at the intersection with the northerly right-of-way line of Alley #1514; Thence leaving the westerly right-of-way line of Midland Avenue with the northerly right-of-way line of Alley #1514, North 81 deg. 13 min. 10 sec West, 216.51 feet to an iron rod set at a corner common with the property at 516 Snyder Cottages as of record in Instrument No. 20150316-0025041, at the Register's Office for Davidson County, Tennessee; Thence leaving the northerly right-of-way line Alley #1514, with the easterly property line of 516 Snyder Cottages, North 25 deg. 43 min. 35 sec East 245.92 feet to an iron rod set, at a corner common with the property of Buddy E. Luna, as of record in Instrument No. 19991215-0303611, at the Register's Office for Davidson County, Tennessee, and the property of Julian W. Tune, as of record in Instrument No. 20100608-0044483, at the Register's Office for Davidson County, Tennessee; Thence with the easterly property line of Julian W. Tune, North 24 deg. 57 min. 16 sec East, 223.90 feet to an existing iron rod, at the intersection with the southerly right-of-way line of Robertson Avenue; Thence with the southerly right-of-way line of Robertson Avenue, South 65 deg. 45 min. 41 sec East, 54.06 feet to an existing right-of-way monument; Thence South 58 deg. 15 min. 41 sec East, 165.75 feet to the POINT of BEGINNING, Containing 92,173 square feet or 2.116 acres more or less.

Being the same property conveyed to NNP Robertson, LLC, a Tennessee limited liability company, from Lisa Castillo, Judy King, and Steven Farless, in their capacity as Trustees of Richland Baptist Church, by Warranty Deed dated August 14, 2017 and recorded August 16, 2017 in Instrument #20170816-0084234, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5701 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of June, 2025

GRANTOR(S)

NNP Robertson, LLC, a Tennessee Limited Liability Company

By: Nitesh Patel
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, personally appeared before me, Nitesh Patel, 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 Managing Member of NNP Robertson, LLC, a Tennessee Limited Liability Company the within named bargainor, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the NNP Robertson, LLC, a Tennessee Limited Liability Company as Managing Member.

WITNESS my hand and seal, this the 16th day of June 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 4-25-2029

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/16/25 (date of document).

Jennifer L. Pennell

6/16/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/16, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal