Karen Johnson
Batch # 1291675
06/30/2025 10 31 31 AM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20250630-0051227

THIS DOCUMENT PREPARED BY

CREASY JONES & MITCHELL
ATTORNEYS AT LAW

Savannah Office
390 Main St.
Savannah, TN 38372

Jackson Office
3019 N. Highland Ave.
Jackson, TN 38305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Solutions Medical Practice Management, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Spoiler Spaw, LLC, a Tennessee Limited Liability Company,** "the Grantee," its successors and assigns forever in fee simple, certain real property in Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

Map & Parcel No: 120 10 0 079.00

That certain lot of land located in the 2nd Court District in Davidson County, beginning on the easterly margin of Pineway Drive at the N. W. corner of the lot herein described; thence S 66 deg. 58' E 163.4' with the common line between the property conveyed to Kayo Oil Company by warranty deed recorded in Book 5671, page 132, R.O.D.C.; thence s 23 deg. 2' w 293.3': thence N 57 deg. 58' W 184.3' to a concrete monument in the easterly margin of Pineway Drive; thence with the easterly margin of Pineway Drive, in a northerly direction around a curve to the left 138. 4', said curve having a radius of 525 feet, to a concrete monument in the end of said curve; thence continuing with the easterly margin of Pineway Drive, N 23 deg. 2' E 125.0 feet to a point of beginning. (Description according to prior deed.)

Being the same property conveyed to Solutions Medical Practice Management, LLC, a Tennessee Limited Liability Company by Deed dated March 14, 2016 from Lee R. Selby and Marsha L. Selby, husband and wife, recorded March 15, 2016, in Instrument Number 20160315-0024368, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor does **COVENANT** that it is lawfully seized and possessed of said real estate in Fee Simple, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered and except by the taxes for the current year which will be prorated as of the date of execution of this instrument, and except as hereafter specifically set out.

Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to said land against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of June, 2025.

LORI SCOTT NOTARY PUBLIC CARROLL COUNTY, MD MY COMMISSION EXPIRES MAY 20, 2027

Solutions Medical Practice Management, LLC, a Tennessee Limited Liability Company

By: _____
Heather Oskowis, President

STATE OF Maryland
COUNTY OF Carroll

Before me, a Notary Public of the state and county mentioned, personally appeared **Heather Oskowis**, 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 **President** of **Solutions Medical Practice Management, LLC**, the within named bargainor, a Limited Liability Company, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office, this 20 day of June, 2025.

_____
Notary Signature

My commission expires: May 29 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF HARDIN)

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 **$600,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hannah Roach
(Affiant)

ROSS MITCHELL STATE OF TENNESSEE NOTARY PUBLIC MCNAIRY COUNTY

Sworn to and subscribed before me this 20 day of June, 2025.

_____
Notary Public
My commission expires: 10/26/2026

New Owner:
The Spoiler Spaw, LLC
216 Pinehill Drive
Nashville, TN 37217

Send Tax Bills To:
The Spoiler Spaw, LLC
216 Pinehill Drive
Nashville, TN 37217

250536 SPOILER