RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32488-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1304098 DEEDWARR
07/31/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250731-0060610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of July, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
M. 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
Hamid Rabiee 1001 Lookout Ridge Ct Brentwood, TN 37027	Same address as new owner	119-02-0-097.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) 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, **95 GLENROSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HAMID RABIEE**, 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 part of Lots No. 5, 6, 7, and 15 on the Plan of Subdivision of Parts of Lots No. 11-12 & 13 in Cumberland Nurseries Plan of record in Book 332, page 42, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Glenrose Avenue (fka Mill Creek Road), width varies, said point being located South 76 degrees, 16 minutes, 38 seconds East, 300.71 feet from the intersection of the southerly right-of-way line of Glenrose Avenue, and the easterly right-of-way line of Foster Avenue, said point also being located at Northing 653,027.05, Easting 1,749,573.75, on the State Plane Coordinate System; thence with the southerly right-of-way line of Glenrose Avenue, South 76 degrees, 16 minutes, 38 seconds East, 201.90 feet to a point; thence leaving the southerly right-of-way line of Glenrose Avenue, with a line through the property of Woodbine Free Will Baptist Church, Inc., as of record in Book 9142, page 890, Register's Office for Davidson County, Tennessee; thence South 05 degrees, 27 minutes, 55 seconds West, 130.45 feet to an existing right-of-way monument in the northerly right-of-way line of Interstate 440; thence with the northerly right-of-way line of Interstate 440, North 88 degrees, 36 minutes, 21 seconds West, 150.58 feet to a point; thence leaving the northerly right-of-way line of Interstate 440, with a line through the property of Woodbine Free Will Baptist Church, Inc., for the following two calls: 1) North 74 degrees, 59 minutes, 54 seconds West, 50.25 feet to a point; 2) North 05 degrees, 27 minutes, 00 seconds East, 161.81 feet to the point of beginning, according to a survey by Cherry Land Surveying, Inc., dated October 8, 2008.

Being the same property conveyed to 95 Glenrose, LLC, a Tennessee limited liability company, from New Level, LLC, a Tennessee limited liability company, by Warranty Deed dated October 15, 2019 and recorded October 18, 2019 in Instrument #20191018-0107111, 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 unimproved property, known as: 95 Glenrose Avenue, Nashville, TN 37210

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 31st day of July, 2025

GRANTOR(S)

95 Glenrose, LLC, a Tennessee Limited Liability Company

By: Dwell Nash, LLC, Member

By: _____
Michael Matthews, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Michael Matthews , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Sole Member of Dwell Nash, LLC, a Member of 95 Glenrose, LLC, who has authority to sign on behalf of 95 Glenrose, LLC and who acknowledged that he executed the within instrument for the purposes therein contained as said Member on behalf of 95 Glenrose, LLC.

WITNESS my hand and seal, this the 31st day of July, 2025.

_____
Notary Public

Tara A Baldwin
Printed Notary Name

My commission expires: 11.28.26

202507310060610

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 July 31, 25 (date of document).

July 31, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 31, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026