Karen Johnson Davidson County
Batch# 1305753 DEEDWARRSP
08/04/2025 11:20:30 AM 6 pgs
Fees: $33.00 Taxes: $3,052.50
20250804-0061489

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bradley Arant Boult Cummings LLP (REL)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
The Grassmere Group, LLC 3740 Nolensville Pike Nashville, TN 37211	Parcel Id No. 10612001400	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LAZY LESTER INVESTMENTS, LLC**, an Alabama limited liability company (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **THE GRASSMERE GROUP, LLC**, a Tennessee limited liability company (the "**Grantee**"), together with Grantee's successors and assigns, certain land in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property located at 318 Wilhagan Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2025.

Britt E Smith
Notary Public
My Commission Expires: July 7, 2027

BRITT E SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor covenants with the Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29th day of July, 2025.

GRANTOR:

LAZY LESTER INVESTMENTS, LLC,
an Alabama limited liability company

By: _____
Name: William Lloyd
Title: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Lloyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, of Lazy Lester Investments, LLC, an Alabama limited liability company, the within named bargainor, and that he executed the within Special Warranty Deed for the purposes therein contained by signing his name thereto as the Member of the company.

WITNESS my hand and seal at office in Hermitage, Tennessee, this the 29 day of July, 2025.

Britt E Smith
Notary Public

My Commission Expires: July 7, 2027

BRITT E SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURES CONTINUE ON FOLLOW PAGE]

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Murfreesboro Road Industrial Subdivision, Section Two of record in Plat Book 3500, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Lloyd, unmarried by Warranty deed from HJL, LP of record in Book 10151, page 773, Register's Office for Davidson County, Tennessee, dated August 1, 1996 and recorded on August 9, 1996.

Being the same property conveyed to Lazy Lester Investments, LLC by Quitclaim deed from William E. Lloyd, unmarried of record in Instrument No. 20200723-0081143 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 23, 2020.

Exhibit B

Permitted Encumbrances

1. Real estate taxes and assessments for the year 2025, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 145, Register's Office for Davidson County, Tennessee.
3. Telephone Easement of record in Book 1066, Page 395, in the Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 3886, Page 326, in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 1, 2025.

J. Carlton Drumwright

August 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY