Karen Johnson Davidson County
Batch# 1306942 DEEDWARRSP
08/08/2025 12:26:30 PM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20250808-0063154

THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Asher Development, LLC 130 N Court Ave Memphis, TN 38103	Asher Development, LLC 130 N Court Ave Memphis, TN 38103	09601006900

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Alden Horton, III**, a Tennessee resident (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Asher Development, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Alden Horton, III by Warranty Deed from Tune-Hardison, LLC, a Tennessee limited liability company, of record in Instrument No. 20210901-0117722, Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 1, 2021.

THIS is improved commercial real property known as 2821 Lebanon Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of August, 2025.

Alden Horton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Alden Horton, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 9/5/2028

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me this 6 day of August, 2025.

Notary Public
My Commission Expires: 3/22/29

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

A TRACT OF LAND LOCATED IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF DONELSON PIKE DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER (NEW) MARKED TN # 1838 ON THE SOUTHERLY MARGIN OF LEBANON PIKE, SAID NAIL BEING THE NORTHEAST CORNER OF THE HUSSEIN D. ADNAN & MUSTAFA JAAFAR LAND (INSTRUMENT # 20240605-00421554 R.O.D.C., TN) AND BEING LOCATED S 74°48'10" E 81.59 FEET FROM SAID ADNAN / JAAFAR'S NORTHWEST CORNER ON SAID SOUTHERLY MARGIN AT THE EASTERLY SIDE OF A STONE WALL; THENCE WITH SAID SOUTHERLY MARGIN AS DESCRIBED IN INSTRUMENT # 20010913-0099768 WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1158.14 FEET, A CHORD BEARING AND DISTANCE OF S 75°47'54" E 29.00 FEET FOR AN ARC LENGTH OF 29.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN WITH A CURVE TO THE LEFT HAVING A RADIUS OF 522.63 FEET, A CHORD BEARING AND DISTANCE OF S 74°16'32" E 89.92 FEET FOR AN ARC LENGTH OF 90.04 FEET TO A MAG NAIL WITH WASHER (NEW) MARKED TN # 1838 AT THE NORTHWEST CORNER OF A ONE LOT SUBDIVISION FOR FOUNDERS SECURITY LIFE INSURANCE COMPANY (BOOK 5190, PAGE 149 R.O.D.C., TN) OWNED BY CUBESMART, LP (INSTRUMENT# 20121127-0108591 R.O.D.C., TN) WHICH IS 1 FOOT WEST OF THE DRIVEWAY AND WATER LINE EASEMENT DESCRIBED IN BOOK 6610, PAGE 195 THAT PROVIDES ACCESS TO THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID CUBESMART S 07°08'45" W, PASSING SAID DRIVEWAY AND WATER LINE EASEMENT AT 151 FEET AND 169 FEET FOR A TOTAL DISTANCE OF 285.47 FEET TO AN IRON ROD (OLD) CAPPED RAGAN SMITH AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING WITH SAID CUBESMART N 83°34'29" W 115.48 FEET TO AN IRON ROD (OLD) CAPPED SCHNEIDER IN THE EASTERLY LINE OF THE PIZZUTI DONELSON, LLC LAND (INSTRUMENT # 20240108-0001400 R.O.D.C., TN); THENCE LEAVING SAID CUBESMART WITH SAID PIZZUTI N 06°43'33" E, PASSING SAID ADNAN / JAAFAR'S SOUTHEAST CORNER AT 94.43 FEET FOR A TOTAL DISTANCE OF 303.91 FEET TO THE POINT OF BEGINNING. THE DESCRIBED TRACT OF LAND CONTAINING 34,264.13 SQ. FT. OR 0.79 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 6-9-2025 BY CAMPBELL, MCRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S. #1838.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 09601006900.

2. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5580, Page 43 and Book 5613, Page 221, Register's Office for Davidson County, Tennessee.

3. Driveway and Water Line Easement, of record in Book 6610, Page 985, said Register's Office.

4. Easement set out in the Deed, of record in Instrument No. 20010913-0099768, said Register's Office.

5. Any and all matters shown on the survey prepared by John Hood, Registered Land Surveyor No. 1838, dated June 9, 2025.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 5, 2025 (date of document).

Affiant Signature

August 5, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON