WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311059 DEEDWARR
08/15/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250815-0065305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF August, 20 25

Notary Public

MY COMMISSION EXPIRES: 03/06/2029

(AFFIX SEAL)

MEMORIE W... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: JASMINE INVESTMENTS LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBER
(NAME) 6688 Nolensville Rd., Ste 108-278	(NAME)	15000036000
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Madonna Riyad** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JASMINE INVESTMENTS LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road, thence S 44° 05' 24" E a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road, said rod also being the common corner between the property belonging to Hamilton United Methodist Church, as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence N 41° 45' 32" E a distance of 202.49 feet to a small pipe in a fence; thence N 47° 31' 43" E a distance of 232.71 feet to an iron rod; thence S 80° 10' 06" E a distance of 120.47 feet to an iron rod in concrete; thence S 08° 55' 15" W a distance of 337.66 feet to an iron rod in concrete; thence S 82° 04' 23" E a distance of 562.18 feet to an iron rod at the West bank of Hamilton Creek; thence N 08° 00' 44" E a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way S 82° 04' 08" E a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P. Harden as of record in Book 2017, Page 156, RODCT; thence S 09° 41' 26" W a distance of 1,063.26 feet to an iron rod at the fence corner; thence S 83° 05' 50" W a distance of 272.30 feet to a fence corner at the East bank of Hamilton Creek; thence S 04° 52' 29" W a distance of 148.04 feet to a point in the right of way of Murfreesboro Road; thence with said right of way N 41° 13' 00" W a distance of 923.68 feet to a right of way monument; thence N 41° 13' 00" W a distance of 258.50 feet to an iron rod, said iron rod being the true point of beginning.

The above-described parcel contains 711,788,166 square feet or 16.340 acres more or less.

Together with the easement rights for parking and ingress and egress in favor of Lott Tucker, Trustee, arising under a certain easement by and between Lott Tucker, Trustee and Metro Government acting through the Electric Power Board of record in Book 7049, Page 346, Register's Office for Davidson County, Tennessee, as shown on a survey by A & A Engineers, Inc., dated February 13, 1987.

INCLUDED in the above description but expressly EXCLUDED from this conveyance are the following two tracts:

Tract 1: A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates

as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road thence S 44° 05' 24" E a distance of 872. 71 feet to an iron rod in the northern right of way of Murfreesboro Road, said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434, and the subject tract and being the true point of beginning; thence N 41° 45' 32" E a distance of 202.40 feet to a small pipe in a fence; thence N 47° 31' 43" E a distance of 232.71 feet to an iron rod: thence S 80° 10' 06" E a distance of 120.47 feet to an iron rod in concrete; thence S 08° 55'15" W a distance of 337.66 feet to an iron rod; thence S 82° 04' 23" E a distance of 155.00 feet to a point; thence S 48° 47' 00" W a distance of 131.49 feet to a point; thence S 41° 13' 00" E a distance of 375.00 feet to a point; thence S 48° 47' 00" W a distance of 220.00 feet to a point in the right of way of Murfreesboro Road; thence with said right of way N 41° 13' 00" W a distance of 514.00 feet to a concrete right of way monument; thence continuing with said right of way N 41° 13' 00" W a distance of 258.49 feet to the point of beginning. Containing 239995.15 square feet or 5.5095 acres, more or less.

Tract 2: Easement Rights as established in Easement of record in Book 7049, Page 346, said Register's Office, as those rights pertain to a parcel of land located on Murfreesboro Road, in the 29th Councilmanic District of Nashville, Davidson County, Tennessee being further described according to a survey by Walter Davidson & Associates: as follows:

Beginning at an iron rod at the SW corner of the property belonging to Metropolitan Government of Nashville and Davidson County, Tennessee (Electric Power Board) as of record in Book 3434, Page 71, RODCT; thence with the common line with Heartland Nashville Limited Partnership as of record in Book 7242, Page 574, RODCT and Corrected by Deed of Record in Book 10044, Page 936, RODCT, N 08° 55' 15" E a distance of 264.52 feet to an iron rod in concrete at the NE corner of the Heartland property; thence S 06° 37' 24" E a distance of 273.24 feet to a point; thence N 82° 04' 23" W a distance of 73.23 feet to the point of beginning, containing 9684.57 square feet or 0.222 acres more or less.

Being the same property conveyed to AL SISI Construction Inc. by Warranty deed fof record in Instrument No. 20150622-0059523 Register's Office for Davidson County, Tennessee, recorded on June 22, 2015.

Being the same property conveyed to Madonna Riyad by Quitclaim deed of record in Instrument No. 20211229-0171307 Register's Office for Davidson County, Tennessee, recorded on December 29, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 0 Murfreesboro Pike Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of July, 2025.

Madonna Riyad

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Madonna Riyad**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of July, 2025.

Notarized online using audio-video communication

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 8/15/25.

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of August, 2025

Notary's Signature

Notary Seal

My Commission Expires: 3-6-29

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