WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311077 DEEDWARR
08/15/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250815-0065328

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 23 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE 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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASMINE INVESTMENTS LLC	New Owner	
(NAME)	(NAME)	16400020400
6088 Nolensville Rd Ste 108-278		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **AL SISI CONSTRUCTIONS INC, a Tennessee For Profit Corporation**, 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 in the 32nd Council District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the easterly right of way of Hobson Pike (State Route 171), said point also being the southwesterly corner of the Giacchino Spiezio, et ux property of record in Instrument Number DB-00004281-0000954, R.O. D.C., TN., said point also being the northwesterly corner of the herein described tract of land;

Thence, with boundary line between Spiezio and subject property South 80° 30' 33" East a distance of 161.52 feet to a point;

Thence, South 81° 30' 12" East a distance of 94.83 feet to a point;

Thence, South 83° 10' 33" East a distance of 165.54 feet to a point;

Thence, South 08° 21' 57" West a distance 227.71 feet to a point, said point also being the northwesterly corner of the Lakewalk, Section 2 subdivision of record in Instrument Number 20060209-0016039, R.O.D.C., TN;

Thence, leaving the Spiezio boundary lines and along boundary lines between Lakewalk and the subject property South 40° 05' 26" West a distance of 779.40 feet to a point;

Thence, South 80° 28' 17" West a distance of 30.00 feet to a point in the easterly right of way of Hobson Pike (State Route 171)

Thence, with said easterly right of way Hobson Pike North 09° 31' 43" East a distance of 889.17 feet to the point of beginning, and containing 5.66 acres more or less.

Being the same property conveyed to AL SISI CONSTRUCTIONS INC, by deed from FIRST FREEDOM BANK, of record in Instrument No. 20160413-0035340, dated April 7, 2016, said Register's Office. Scriveners Affidavit of record in Instrument No. _____ in said Register's Office, Tennessee.

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 2130 Hobson 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.

AL SISI CONSTRUCTIONS INC

Samuel Riyad PRESIDENT
By: Samuel Riyad, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samuel Riyad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **AL SISI CONSTRUCTIONS INC**, and that he as such President , executed the foregoing instrument for the purpose therein contained, by personally signing the name of **AL SISI CONSTRUCTIONS INC**, in his capacity as President .

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

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 7/23/25.

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

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
REGORIE WHITE