This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1315451 DEEDWARRSP
08/27/2025 02:32:30 PM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20250827-0068714

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Eltiti Family Properties, LLC **2927 McLemore Circle** **Franklin, TN 37064**	**(Same)**	**092-12-0-233.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, BADASS PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by ELTITI FAMILY PROPERTIES, LLC, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, to the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **208 17th Avenue North, Nashville, Tennessee 37203.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 25th day of August 2025.

GRANTOR:

BADASS PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Charles E. Cooke, Jr.
Its: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles E. Cooke, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Authorized Agent** of **Badass Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and that such he as such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **Authorized Agent**.

Witness my hand and seal, at office this 25th day of August 2025.

_____ II
Notary Public

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires January 31, 2029

My commission expires: JAN. 31, 2029

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value for this transfer of this property, whichever is greater is $1,600,000.00.

Affiant

Sworn to and subscribed before me on
this 26 day of August 2025.

Notary Public
My Commission Expires: 3/22/29

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[*Property Description*]

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot Nos. 335 & 336, as shown on the map entitled Boyd Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lots Nos. 335 and 336 fronts 33 feet on the easterly side of 17th Avenue North, formerly Williams Avenue, and runs back between parallel lines, with the northerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Badass Properties, LLC, a Tennessee limited liability company by Special Warranty Deed from David H. Smith, Andrew M. Smith, and Thomas O.H. Smith III, dated April 12, 2022, and recorded as Instrument No. 20220412-0042442 in the Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year, which are not delinquent, and subsequent years.

2. Matters shown on the Plan of record in Plat Book 21, page 39, said Register's Office.

3. Subject to the validity of the antenuptial agreement of record in Instrument No. 20210618-0082732, said Register's Office.

4. All matters shown on the plat of survey by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated March 15, 2022, and designated as File No. 22045.

- End of Exhibit -

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 26, 2025 (date of document).

Affiant Signature

August 26, 025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of August, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON