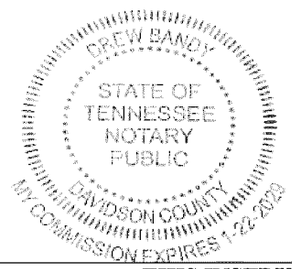
Karen Johnson Davidson County
Batch# 1317901 DEEDWARR
09/03/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20250903-0070395

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2025.

Notary Public

My commission expires: 1·22·29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Collins Chibueze	U.S. Bank National Association	055-00-0-051.00
433 North Camden Drive	2800 Tamarack Road	
Beverly Hills, CA 90210	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FIGS GROTTO LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLINS CHIBUEZE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision of Lots 1 and 2 Cumberland River Industrial Park, of record in Plat at Instrument No. 20020718-0086862, 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 Figs Grotto, LLC by Warranty deed from Barry Rogers and Julia Rogers, husband and wife of record in Instrument No. 20210604-0075078 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on June 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5959 River Trace, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2025.

Figs Grotto LLC, a Georgia Limited Liability Company

By:_____
Mark Kresser, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Kresser, Chief Executive Officer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Executive Officer of Figs Grotto LLC, a Georgia Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2025.

_____
Notary Public

My Commission Expires: JONATHAN STEWART
COMM. EX. 1/25/2027
notary@WhitePineNotary.com

Notary Public
notary@whitepinenotary.com
www.whitepinenotary.com
865-283-1843

JONATHAN STEWART
My Commission Expires
TENNESSEE
NOTARY PUBLIC
January 25th, 2027
JEFFERSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 28. 2025.

Affiant Signature

3rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028