B & B FUTURE LLC
a Tennessee Limited Liability Company

TO: *WARRANTY DEED*

YANNY PROPERTIES LLC
a Tennessee Limited Liability Company

Karen Johnson Davidson County
Batch# 1324038 DEEDWARR
09/18/2025 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250918-0074654

THIS DEED OF REALTY, executed as of the 17th day of September, 2025, by Grantor, B & B FUTURE LLC, a Tennessee Limited Liability Company, to Grantee, YANNY PROPERTIES LLC, a Tennessee Limited Liability Company:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in the 7th Jurisdiction of Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 2 feet of Lot No. 8 of Colonial Village of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the northerly 2 feet of Lot No. 8 adjoin and front together 72 feet on the easterly side of Donelson Pike and runs back 202.90 feet on the northerly line and 209 feet, more or less, on the southerly line to a dead Une measuring 72 feet thereon.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is a small strip or parcel of land in the 12th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 and part of the northerly 2 feet of Lot No. 8, adjoin and front together 72 feet on the present easterly side of Donelson Pike and runs back North 89 deg. 15' East 7.0 feet on the Northerly line and 9.26 feet on the Southerly line to the new relocated Easterly margin of Donelson Pike, the same being parallel to and 40 feet from the new relocated centerline of Donelson Pike, measuring 72.04 feet on a curve on the new relocated Easterly margin of said Pike and containing 585 square feet, more or less.

BEING the same property conveyed to B & B Future LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated July 10, 2023, from Music City Gyros, LLC, a Tennessee Limited Liability Company, recorded July 13, 2023 at 3:40 PM, appearing of record at Instrument No. 20230713-0053874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record in Book 1630, Page 349, as amended by Book 1637, Page 259; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2025 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

B & B FUTURE LLC
a Tennessee Limited Liability Company

by: _____
Abanob Boulas Member

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Abanob Boulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of B & B Future LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of B & B Future LLC, a Tennessee Limited Liability Company, as a Member.

Witness my hand and seal at office this the 17th day of September, 2025.

_____
Notary Public

[Affix Notary Seal]

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

My Commission Expires: _____

Property Owners Name and Mailing Address:

YANNY PROPERTIES LLC
a Tennessee Limited Liability Company
619 Foster Lane
Mount Juliet, TN 37122

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 205 DONELSON PIKE, NASHVILLE, TN 37214
MAP – PARCEL NO.: 096 05 0 127.00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $600,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: _____

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

[*Affix Notary Seal*]

Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 September 17, 2025 (date of document).

Affiant Signature

September 18, 2025
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 18th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

