WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF October, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1332200 DEEDWARR
10/09/2025 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20251009-0080641

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

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
Jean Marcel Koffi	Jean Marcel Koffi	
2910 Woodymore Court (NAME)	2910 Woodymore Court (NAME)	150-06-0-129.00
Nashville, TN 37013 ((ADDRESS)	Nashville, TN 37013 ((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, **GS1 Stores LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Marcel Koffi,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 13-A on the Plan of Zone Lot Division of Lot 13 Woodymore Heights Subdivision, Section 2, of record in Book 8250, Page 621, amending Book 5200, Page 645, in the Register's Office of said County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Norman Davis, Unmarried Man, by Warranty Deed from Tihtna S. Tesfu, A Single Person, of record in Instrument No. 20190516-0046123, in the Register's Office of Davidson County, Tennessee, dated May 10, 2019 and recorded on May 16, 2019.

Being the same property conveyed to GS1 Stores, LLC by Substitute Trustee's Deed from Brock and Scott, PLLC, as Substitute Trustee of record in Instrument No. 20250319-0019470 Register's Office for Davidson County, Tennessee, dated January 15, 2025 and recorded on March 19, 2025.

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

This is improved x unimproved property, known as 2910 Woodymore Ct. 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 2nd day of October, 2025.

GS1 STORES LLC

Fares sole member

By: Fares Eskandar, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Fares Eskandar,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **GS1 Stores LLC**, the within named bargainor, a Limited Liability Company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **GS1 Stores LLC.**

WITNESS my hand and official seal at office this 2nd day of October, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/2/2025 (date of document).

M A Gentry

Affiant Signature

10/2/2025

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 2 day of October, 2025.

NOTARY PUBLIC STATE OF FLORIDA
MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL