Karen Johnson Davidson County
Batch# 1335514 DEEDWARR
10/17/2025 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20251017-0083094

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rabiee Properties LLC	Same as new owner	091-13-0-332
(NAME) 1001 Lookout Ridge Court	(NAME)	091-13-0-330
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Roy E. McPherson**, an unmarried man (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Rabiee Properties LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 6003 Charlotte Pike, Nashville, TN 37209 and 6005 Charlotte Pike, Nashville, TN 37209 .

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of October, 2025.

GRANTOR:

Roy E. McPherson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Roy E. McPherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 16th day of October, 2025.

Notary Public

My Commission Expires: 5-8-29

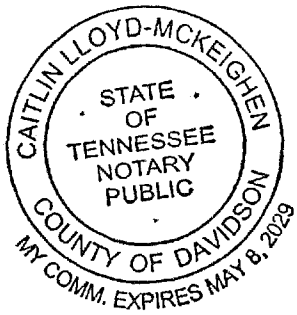


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Those certain tracts of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I (6005 Charlotte Pike, Nashville, TN 37209/Part of Map & Parcel 09113033000):

A lot or Parcel of Land in the 8th, formerly the 12th Civil District of said County, Being Lot No. 3 on the map of John B. Cowden's first subdivision of the 49 acre tract not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

Beginning on the Southerly margin of Charlotte Road at a point 407.1 feet East of the Easterly margin of Cowan Avenue at the corner of Lots Nos. 3 and 4; thence with the Southerly margin of said road Eastwardly 89 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots Southwardly 187 feet; thence South 70 degrees 41 minutes West 77 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots Northwardly 187 feet to the beginning.

Tract II (6005 Charlotte Pike, Nashville, TN 37209/Part of Map & Parcel 09113033000):

Being in the 8th, formerly the 12th, Civil District of said County, and being Lot No. 4 on the map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

Beginning on the Southerly margin of Charlotte Road, at a point 316.5 feet East of the Easterly margin of Cowan Avenue, said point being the corner of Lots 4 and 5; thence with the Southerly margin of said road, Eastwardly 90.6 feet to the corner of Lots 3 and 4; thence with the line between said two Lots, Southwardly 187 feet; thence South 68 degrees 33 minutes West 79.6 feet to the corner of Lots 4 and 5; thence with the line between said two lots, Northwardly 187 feet to the point of beginning.

Tract III (6003 Charlotte Pike, Nashville, TN 37209/Map & Parcel 09113033200):

A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson County, being Lot No. 2 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 28, 1946, as follows:

Beginning on the Southerly margin of Charlotte Road at a point 496.1 feet East of the Easterly margin of Cowan Avenue, being the corner of Lots Nos. 2 and 3; thence with the Southerly margin of said Road, Eastwardly 83.7 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southwardly 187 feet; thence South 72 degrees 16 minutes West 74.8 feet to the corner of Lot Nos. 2 and 3; thence with the line between said two lots Northwardly 187 feet to the beginning.

Being part of the same property conveyed to Roy E. McPherson by Quitclaim Deed from Mary Ann McPherson, of record in Book 9256, Page 858, in the Register's Office for Davidson County, Tennessee, dated February 2, 1994, and recorded on February 23, 1994.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 16, 2025.

Affiant Signature

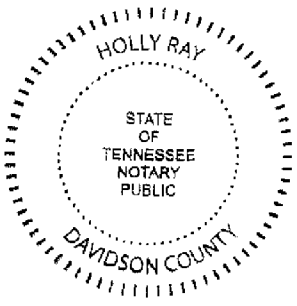
October 17, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of October, 2025.



Notary's Signature

My Commission Expires: 03/09/27