THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952338**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2025. Notary Public My Commission Expires: 5-20-29

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1340289 DEEDWARR
10/30/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20251030-0086497

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
DKAA Investments, LLC 4521 Majestic Meadows Drive Arrington, TN 37014	New Owner	Tax Parcel ID No. 081 06 0 401.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julius Smith, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DKAA Investments, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th, formerly 13th Civil District of said County, being part of Lot Number 17 on the Plan of the NICHOL PROPERTY, as of record in Book 31, Page 603, Register's Office for said county, being Lot Number 3 on the map showing subdivision of the CONRAD SANTI PROPERTY.

Beginning at a point in the Northerly Margin of Buchanan Street, 125 feet West of the Westerly Margin of 24th Avenue, North, said point being the corner of Lots Numbers 2 and 3; thence with the line between said two lots, Northwardly 150 feet to the Southerly line of Lot Number 32; thence with the Southerly line of said Lot, Westerly 50 feet to the corner of Lots 3 and 4; thence with the line between said two lots, Southwardly 150 feet to the Northerly Margin of Buchanan Street; thence with said street, Eastwardly 50 feet to the beginning. According to a survey made by John Kohl, Dated July 26, 1979.

Being the same property conveyed to Julius Smith, a married man, by Warranty Deed from Hamidreza Parsa, as to a fifty (50%) interest and Best Built Construction, Inc., a Tennessee corporation, as to a fifty (50%) interest, of record in Instrument No. 20161102-0115718, in the Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 02, 2016.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nichol Property, as recorded in Plat Book 31, Page 603.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8880, Page 25.

This is improved property located at 2404 Buchanan Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

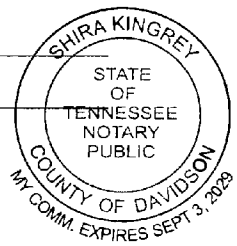
Julius Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julius Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2025.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

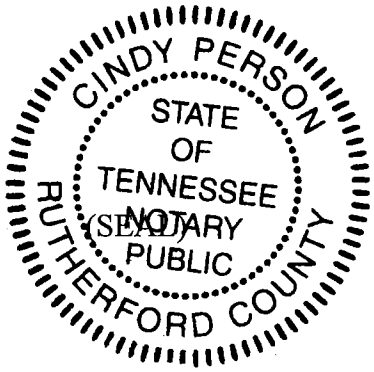
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-23-2025

Affiant Signature

10-30-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of October, 2025.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

900