THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052442** Karen Johnson Davidson County Batch # 1341533 **DEEDWARR** 11/03/2025 11 02 18 AM 2 pgs Fees $13 00 Taxes $13,875 00 20251103-0087294	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2025. Notary Public My Commission Expires CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner Anil Patel 470 Jones Rd Clarksville, TN 37043	Send Tax Bills To· New Owner	Tax Information. Tax Parcel ID No 117 01 0 142.00

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, **Southern Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anil Patel,** *a married man ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the GLASGOW HOME PLACE, of record in Plat Book 3500, Page 112, Register's Office for said County

Said Lot No. 3 is described as follows: Beginning on the Westerly margin of Bowling Avenue at the corner of Lot Nos 2 and 3, thence with the line between said two lots, Westwardly 276 feet to a point in the line between Lot Nos. 3 and 4; thence with the line between Lot Nos 3 and 4, Northwardly 150 feet to the Southerly margin of Woodlawn Avenue; thence with the same, Eastwardly 246.3 feet to the beginning of a curve; thence around said curve, Southeastwardly 39.7 feet to the Westerly margin of Bowling Avenue, thence with the same, Southwardly 125 feet to the beginning.

Being the same property conveyed to Southern Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Jessica L Rich, formerly known as Jessica Brown, of record in Instrument No 20220729-0086574, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022, and recorded on July 29, 2022

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

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLASGOW HOME PLACE, as recorded in Plat Book 3500, Page(s) 112.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3765, Page 465, Book 3810, Page 727, Book 3810, Page 732 and Book 3810, Page 737

Covenants, Conditions and Restrictions as set forth in SCMs for Regulated Residential Infill recorded in Instrument No. 20240703-0050350.

This is improved property located at 607 Bowling Avenue Nashville TN 37205

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 31st day of October, 2025

Southern Holdings, LLC

BY Nathan Lyons, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, 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 Member of Southern Holdings, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity

Witness my hand, at office, this 31st day of October, 2025

Notary Public
My Commission Expires _____

