Karen Johnson Davidson County
Batch# 1341605 DEEDWARR
11/03/2025 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251103-0087393

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0338

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lafayette Market, Inc.	NEW OWNER	Map: 029-00-0-156.00
(NAME) 1925 Old Hickory Blvd.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHUCK RYAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAFAYETTE MARKET, INC. AND AHMED SANKARI, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in the new 14th Civil District of said County, as follows:

Situated in the Dry Fork Public Road, near the village of Money and beginning at a stake_ft. from the intersection of Dry Creek and road of said Dry Fork Road & with said margin S. 50 E. 150 feet to a stake thence S. 30 W. 175 feet to a stake; thence N. 60 W. 150 feet to a stake; thence N. 30 E. 175 feet to the beginning, containing 6/10 acres more or less.

A tract of land in the 14th formerly 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Eaton Creek Road at the Northeast corner of a 1-3/4 acre tract conveyed to J.A. Arrington by deed from R.J. Aita, ET AL , of record in Book 545, Page 538 R.O.D.C., Tennessee; thence East 12° North 209 feet to an iron stake; thence South 2° West 350 feet; thence West 8° South 450 feet; thence North 2° East 207 feet to the center of said Old Road, now the Northerly margin of a new highway; thence with the center of said Old Road, eastwardly 41° North 306 feet to the beginning, containing 3.22 acres, more or less.

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, for Davidson County, Tennessee, March 13, 1959, as follows:

Beginning in the center of Forte Road at the northeast corner of the property conveyed to Davidson County Board of Education by deed from Casper S. Aita and wife, of record in Book 1422, page 554, Register's Office for said County; thence with the center of said Forte Road north 2 degrees 45 minutes east 473 feet to the intersection of said Forte Road and Eatons Creek Road; thence with the center of said Eatons Creek Road south 28 degrees 31 minutes west 117.3 feet and south 24 degrees 31 minutes west 300 feet, and south 28 degrees 34 minutes west 100 feet to an old road; thence with said old road south 88 degrees 43 minutes east 205.8 feet to the center of Forte Road, the point of beginning.

Land in the 14th Civil District of Davidson County, Tennessee and described as follows:

BEGINNING at a point in the center of the Eatons Creek Road; thence leaving the center of Eatons Creek Road South 8° 29' West and continuing along the property line between the Dickens and the Metropolitan Board of Education 179.15 feet to a common corner of Dickens, Aita and the Board of Education; thence South 6° 43' East along the property line of Dickens and Aita 377.15 feet to a 12" post; thence South 3° 17' West along the property line of Dickens and Vidale, 247.19 feet to a concrete monument; thence North 86° 22' West along the property line of Dickens and Barfield 179 feet to a concrete monument; thence North 1° 34' West 693.6 feet to the centerline of Eatons Creek Road; thence Northeasterly along the center of Eatons Creek Road with a curve having a radius of 819.02 feet, 215.85 feet to the point of beginning and containing 3.11 acres, more or less, according to a survey made by William Collier Parrish, dated October 12, 1964.

BEGINNING at a point in the center of John Forte Road, at the Southeast corner of the property owned by Metropolitan Board of Education; thence with the center of said John Forte Road South 3° 04' West 100 feet to a point; thence leaving said road North 86° 56' West 230.95 feet to a concrete monument; thence South 3° 04' West 356.8 feet to a concrete monument in the property line between Aita and Vidale; thence North 86° 44' West along the common property line of Aita and Vidale 147.13 feet to a 12" post in the common line of Aita, Vidale and Dickens, thence North 6° 43' West 377.15 feet to a concrete monument; thence North 82° 17' East along the property line of Aita and the Metropolitan Board of Education, 450 feet to the point of beginning and containing 2.04 acres, according to a survey made by William Collier Parrish, dated October 12, 1964.

Being the same property conveyed to Chuck Ryan, by deed from Eric T. Davis, Executor of The Estate of Jack Junior Davis, of record in Instrument No. 20140722-0065137, dated June 24, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors.

The signature of Chuck Ryan is signed by his duly appointed Attorney-in-Fact, Michael Justin Ryan, pursuant to the Power of Attorney of record in Instrument No. ____202511030087392_____, said Register's Office.

Chuck Ryan and Charlie Mack Ryan being one and the same person.

unimproved ☐
This is improved ☒ property, known as 5880 Eatons Creek Road, Joelton, TN 37080
(House No.) (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 our hands this 3rd day of November, 2025.

Chuck Ryan by, Michael Justin Ryan, as attorney in fact
Chuck Ryan
By: Michael Justin Ryan, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Michael Justin Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Chuck Ryan, as his Attorney-in-Fact, as the free act and deed of the within named Chuck Ryan.

Witness my hand and official seal this 3rd day of November, 2025.

My Commission Expires: 3.2.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 November 3, 2025.

(AFFIANT) – Karen Suggs

11/03/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of November, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY