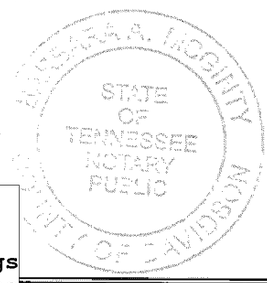
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052500**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $9,126,168.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2025. Notary Public My Commission Expires: 9-7-2026



Karen Johnson Davidson County
Batch# 1346353 DEEDWARR
11/14/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $33,766.82
20251114-0090903

WARRANTY DEED

Address New Owner: Kalaiarasi 168 LLC, a Delaware limited liability company 4509 Shys Hill Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 06 0 051.00

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, **DSRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kalaiarasi 168 LLC, a Delaware 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 Davidson County, Tennessee, being Lot 1, Final Plat of the DSRM, LLC. PROPERTY, as shown on plat of record in Instrument No. 20231218-0097499, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to DSRM, LLC, a Tennessee limited liability company, by Quitclaim Deed from DSRM, LLC, a Tennessee limited liability company, of record in Instrument No. 20230913-0071940, in the Register's Office of Davidson County, Tennessee, dated September 13, 2023 and recorded on September 13, 2023.

Being part of the same property conveyed to DSRM, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul F. Bucchi, a married man, of record in Instrument No. 20220810-0090891, in the Register's Office of Davidson County, Tennessee, dated August 04, 2022 and recorded on August 10, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DSRM, LLC. PROPERTY, as recorded in Instrument No. 20231218-0097499.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seven Hills Section 5, as recorded in Plat Book 2854, Page 108; as amended in Book 5153, Page 192.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230621-0047068 and Termination and Waiver recorded in Instrument Nos. 20230807-0060970 and 20230913-0071939.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2798, Page 361.

Easement for Buffer Zone, Landscape and Driveway, recorded in Book 10302, Page 662.

This is improved property located at 4509 Shys Hill Road Nashville TN 37215

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 13th day of November, 2025.

DSRM, LLC, a Tennessee limited liability company

BY: MEMBER
Ryan Miller, as Sole Member of Millworks LLC, a Tennessee limited liability company, Member of DSRM, LLC, a Tennessee limited liability company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Miller, with whom I am personally acquainted, and who acknowledged themselves to be the Sole Member of Millworks, LLC a Tennessee limited liability company, and a Member of DSRM, LLC, a Tennessee limited liability company the within named bargainer, and that he as such Sole Member and Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member and Member.

Witness my hand, at office, this 13th day of November, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, **Barbara McGinty**, 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 13, 2025 (date of document).

Affiant Signature

Date 11-13-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER