Record and Return to
Chapman Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24958-AP

Karen Johnson Davidson County
Batch # 1346936 DEEDWARR
11/17/2025 10 11 59 AM 2 pgs
Fees $13 00 Taxes $15,725 00

20251117-0091300

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$4,250,000 00

Affiant

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

Subscribed and sworn to before me, this the 13th day of November, 2025

Notary Public
My Commission Expires _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John N. Vidalakis Revocable Trust 6360 Bresslyn Road Nashville, TN 37205	New Owner	115-11-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John N. Vidalakis Revocable Trust**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being all of Lot No 264, Section "P", Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 2133, page 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Southern Spaces, LLC by Warranty Deed from Abbas Yavari and Lily Rabiei, dated May 7, 2024, recorded May 8, 2024, of record in Instrument No 20240508-0033940, Register's Office for Davidson County, Tennessee

This is improved property located at. **6360 Bresslyn Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 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) building restrictions, and 6) other matters of public record.

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 Whenever used, the singular number 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.

GRANTOR:

Southern Spaces LLC, a Tennessee Limited Liability Company

By: _____
Lannie K Boswell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K Boswell the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 13th day of November, 2025

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission expires. 3-21-2028