Karen Johnson Davidson County
Batch# 1351907 DEEDWARR
12/01/2025 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20251201-0095118

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $1,200,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 14 Day of Nov., 2025

_____
Notary Public
My Commission expires 11/08/28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Sovereign Brothers Properties, LLC
2711 Murfreesboro Pike, Ste. 202
Nashville TN 37217

SEND TAX BILLS TO:
Sovereign Brothers Properties, LLC
2711 Murfreesboro Pike, Ste. 202
Nashville TN 37217

MAP AND PARCEL NUMBER: 12001014400

WARRANTY DEED
25NT01549

Effective the 14 Day of November, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Naser Ali Hauter, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Sovereign Brothers Properties, LLC, a limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 1, on the Plan of Glengarry Park, Commercial Development, Section III, as of record in Book 4300, Page 9, as revised in Book 4300, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin corner, with 6 NCS Realty Company in the South Right-of-Way line of Murfreesboro Pike, said point being 210 feet west of the center lane of Glengarry Drive; thence with 6 NCS Realty Company, South 41 deg. 11 min. 00 sec. West 200.00 feet to an iron pin corner, with consolidated capital properties III; thence with consolidated capital properties III, South 41 deg. 14 min. 00 sec. West 43.90 feet to an iron pin corner; thence North 48 deg. 56 min. 00 sec. West 149.97 feet to an iron pin corner, with the 3rd national bank, Trustee north 41 deg. 11 min. 00 sec. East 226.20 feet to an iron pin in the South Right-of-Way line of Murfreesboro Pike; Thence with the South Right-of-Way line, Murfreesboro Pike the following bearings and distances; thence South 45 deg. 49 min. 00 sec. East 24.80 feet to an iron pin; thence North 86 deg. 11 min. 00 sec. East 25.48 feet to an iron pin; thence South 48 deg. 49 min. 00 sec. East 107.20 feet to the point of beginning.

Being the same property conveyed to Naser Ali Hauter from Adel Ali Hauter and Naser Ali Hauter, by Quitclaim Deed dated 04/15/2024 and recorded 05/21/2024 in instrument No. 20240521-0037581, Register's Office of said County.

Being the same property conveyed to Adel Ali Hauter, a married person and Naser Ali Hauter, a married person by Warranty Deed from Byung Rock Woo, a married person of record in Instrument No. 20160708-0070029, Register's Office of Davidson County, Tennessee, dated July 7, 2016 and recorded on July 8, 2016.

Less/Except: See Order of Condemnation & Possession of record as document no. 20170505-0044820, further described as follows:
Being a permanent drainage easement and being more particularly described as follows:
Beginning at a point in the present Right-of-Way of Murfreesboro Road, said point being 66.32 feet right of Station 86+73.27 as shown on the Right-of-Way plans for TDOT projects NH-1 (338);
Thence, South 45 degrees 42 minutes 10 seconds east, 10.33 Feet;
Thence, South 44 degrees, 17 minutes, 50 seconds west, 17.68 feet;
Thence, North 45 degrees 42 Minutes 10 Seconds West, 10.33 Feet;
Thence, North 44 Degrees 17 Minutes 50 Seconds East, 17.68 Feet to the point of the beginning and containing 183 Square Feet more or less

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14 day of November, 2025

Naser Ali Hauter

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Naser Ali Hauter**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/14/25 (date of document).

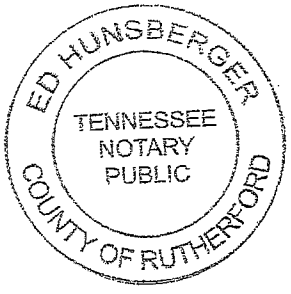
Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of NOV, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26