**This Instrument Prepared By:**
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

**Name and Address of New Owner:**
Ezell Holdings, LLC
103 Lanier Avenue
Mobile, AL 36607

**Send Tax Bills To:**
New Owner

**Map & Parcel No:** 148-00-0-228-00

Karen Johnson Davidson County
Batch# 1352971 DEEDWARRSP
12/03/2025 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $7,437.00
20251203-0095637

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Lombardi Enterprises, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ezell Holdings, LLC, an Alabama Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**[Signatures appear on the following page.]**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of December, 2025.

Lombardi Enterprises, LLC, a Tennessee
Limited Liability Company

By: _____
Patrick Lombardi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patrick Lombardi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Lombardi Enterprises, LLC, a Tennessee limited liability company, the within-named bargainor, and who further acknowledged that he, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Sole Member for the said Limited Liability Company.

WITNESS my hand, at office, this 1st day of December, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

**The actual consideration or value, whichever is greater, for this transfer is $2,010,000.00.**

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2025.

_____
Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

### Legal Description

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Antioch Business Park, Section Three, of record in Plat Book 7900, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Lombardi Enterprises, LLC, a Tennessee limited liability company, by Warranty Deed dated August 21, 2023, from Mary D. Scott, as Executrix of The Estate of Mary W. Hill of record in Instrument No. 20230823-0065877, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 101 Cummings Court, Antioch, TN 37013.

## EXHIBIT B

### Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 148-00-0-228-00. Current year taxes have been prorated as part of closing and paid.

3. All matters shown on the Plan of record in Plat Book 7900, Page 100, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto. (Cemetery rights reserved in the deeds of record in Book 2138, Page 361, Book 4284, Page 527, and Book 4413, Page 980, said Register's Office.)

5. All matters shown on the Plan of record in Plat Book 4595, Page 140, said Register's Office.

6. Easement for sanitary sewer to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4591, Page 406, said Register's Office.

7. Deed of Conveyance for sanitary sewer of record in Book 8287, Page 19, said Register's Office.

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **December 1, 2025**

Affiant Signature

**12/01/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 1, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

