Karen Johnson Davidson County
Batch# 1354577 DEEDWARR
12/05/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20251205-0096844

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25061-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2025.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FED Development LLC 4220 Franklin Pike Nashville, TN 37204	New Owner	070-09-0-018.00

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, I/we, **Michael E. Williams, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FED Development LLC, a Tennessee Limited Liability Company**, 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:

Commencing at a magnetic nail (found) in the northeasterly margin of Buena Vista Pike, identified as being set by Dale & Associates Land Surveying; thence with a survey tie-line of South 44°03'51" West 220.50' to an iron rod (set), said rod being the actual Point Of Beginning for this hereon described tract of land: Thence, with the northerly margin of said Buena Vista Pike South 38°44'15" West 119.20" to an iron rod found with surveyor's cap (cap illegible), said cap being the southeast corner for this tract of land and the most easterly corner of the property conveyed to Nashville Gas Go. as evidenced in Quitclaim Deed Book 6160, Page 638 R.0.D.C.,Tn.; thence, with the common line to said Gas Co. property North 51°11'53" West 234.57' to a point based on Tn. State Plane Coordinates as shown on gas line easement drawing prepared by Energy Land & Infrastructure and granted to Piedmont Gas Co., Inc. As evidenced in DB.20170925 - 0098023 R.O.D.C.,Tn., said point also being in the easterly margin of East Lane; thence, with said margin of East Lane North 07°22'14" East 229.92' to an iron. rod (set) by an existing chain link fence corner, said corner being a common corner to Stanley T. & Barbara E. Marshall Property; thence, with a line common to said Marshall property South 38°56'28" East 362.60' to the Point Of Beginning containing 44,124 square feet of 1.01 Acres more or less.

Being the same property conveyed to Michael E. Williams by Warranty Deed from Henry Hill, Jr. and wife, Mary E. Hill of record in Instrument No. 20000508-0046579, Register's Office for Davidson County, Tennessee, dated May 04, 2000 and recorded on May 08, 2000.

This is improved property located at: **2401 Buena Vista Pike, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/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 5th day of December, 2025.

GRANTOR:

Michael E. Williams

Michael E. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. Williams, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2025.

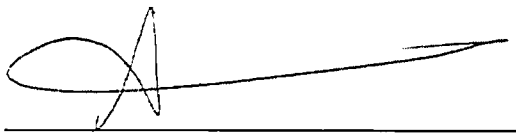
Chad Serrate

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

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 **12/5/2025**.

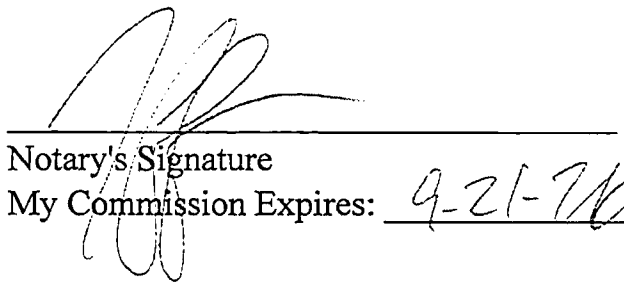


Affiant Signature — Date: 12/5/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/5/2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal