Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1360511
12/22/2025 11:23:19 AM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20251222-0101407

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Holdings LLC	New owner	103-12-0-282.00
PO Box 158434 (NAME)	(NAME)	
Nashville TN 37215 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Paschal Mark Dossey and Melissa Juanita Dossey and Andrew Nealy Dossey and Katie Elizabeth Dossey**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Southern Holdings LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their 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 parts of Lots No. 201, 203 and 205 of Block 10, Division "A" of the Richland Realty Company's Property, a plan of which is of record in Book 161, page 151, Register's Office for said County, dividing it into blocks but not subdividing the blocks into lots.

Said lots are described together as follows:

Beginning on the northerly margin of Richland Avenue at a point 278 feet easterly from the east margin of Wilson Avenue; running thence with the northerly margin of Richland Avenue eastwardly 50 feet to a point 1 foot easterly from the southwest corner of said Lot No. 201; thence at right angles to said Richland Avenue northerly 192-1/2 feet more or less, to an alley; thence with the southerly margin of said alley westwardly 50 feet and thence southerly 192-1/2 feet to the point of beginning.

Being the same property conveyed to John N. Dossey and wife, Juanita B. Dossey by Warranty Deed from Henrietta Peter Watkins, dated 07/02/1964, of record in Book 3787, Page 478, Register's Office for Davidson County, Tennessee.

The said John N. Dossey died on 02/21/2022, leaving the said Juanita B. Dossey the sole surviving tenant by the entirety.

The said Juanita B. Dossey died intestate on 09/21/2024, leaving the said Determined Heirs at Law of the Estate of Juanita B. Dossey as Paschal Mark Dossey, Melissa Juanita Dossey, and John Nealy Dossey, Jr, as evidenced by the affidavit of heirship filed simultaneously herewith. John Nealy Dossey, Jr., having since died intestate on August 26, 2023 leaving the said Determined Heirs at Law of the Estate of John Nealy Dossey Jr. as

Andrew Nealy Dossey and Katie Elizabeth Dossey, as evidenced by the Affidavit of Heirship being filed simultaneously herewith. Katie Elizabeth Dossey is now married and known as Katie Dossey Richardson.

Said property is not the primary residence of the Grantors.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3818 Richland Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against 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.

Effective the 18th day of December, 2025.

Paschal Mark Dossey

Melissa Juanita Dossey

Andrew Nealy Dossey

Katie Elizabeth Dossey NKA Katie Dossey Richardson

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paschal Mark Dossey, Melissa Juanita Dossey, Andrew Nealy Dossey, and Katie Dossey Richardson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of December, 2025.

Notary Public:
My Commission Expires: 07-07-2027

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON