Karen Johnson
Batch # 1361209
12/23/2025 12:18:56 PM
Fees: $13.00 Taxes: $1,017.50
Davidson County
DEEDWARR
2 pgs
20251223-0102089

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of December, 2025

Notary Public

Commission Expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zero Old Hickory Blvd LLC, 3200 West End Ave, Suite 500 Nashville, TN 37203	New Owner	161-00-0-090.07

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Yqdf Realty, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zero Old Hickory Blvd LLC, a Tennessee Limited Limited Company

HEREINAFTER CALLED THE GRANTEES, 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, described as follows:

Beginning at a point in the southerly right-of-way of Old Hickory Boulevard, Carnes Road section, said point being 40 feet southerly from the center line of Old Hickory Boulevard, and running along said southerly right-of-way line which is 40 feet southerly from and parallel to the center line of Old Hickory Boulevard, said centerline being on a 5 degree curve to the left, 277 feet to a point in said southerly right-of-way line; thence radially in a northwesterly direction 5 feet; thence continuing parallel to the center line, and 35 feet southerly therefrom, 160 feet to a point; thence south 18 degrees 30 minutes east, 370 feet to a stake; thence south 61 degrees 30 minutes west, 400 feet to a point on a rock; thence north 18 degrees 30 minutes west, 260 feet to the beginning.

INCLUDED in the above but Excluded from this conveyance are the following portions conveyed to the State of Tennessee in Book 7950, Page 224, 227, and 230, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alemayehu Tesfaye, a married man by Warranty deed from Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan, dated August 21, 2017 and recorded August 28, 2017 in Instrument No. 20170828-0087855, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to YQDF Realty, LLC, a Tennessee limited liability company by Quitclaim Deed from Alemayehu Tesfaye dated January 13, 2023 and recorded January 25, 2023 in Instrument No. 20230125-0005725, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: Old Hickory Boulevard, Nashville, TN 37211

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 so 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. 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.

Dated this the 17th day of December, 2025.

Yqdf Realty, LLC, a Tennessee Limited Liability Company

By:_____
Yafet F. Quashie, Member

By:_____
Dawit Fetene, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Joshua A. Terry of the state and county mentioned, personally appeared Yafet F. Quashie and Dawit Fetene, Members of Yqdf Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Yqdf Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Yafet F. Quashie and Dawit Fetene, Members of Yqdf Realty, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Brentwood TN, this 17th day of December, 2025.

Notary Signature

Printed Name: Joshua A. Terry

My commission expires:_____

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON