FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$585,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/06/2026 Notary Public MY COMMISSION EXPIRES: 7/23/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1366826 DEEDWARR
01/07/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260107-0001356

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shravs Investments, GP, a Tennessee General Partnership	**New Owner**	**084-05-0-046**
1245 Broadgate Drive Franklin, TN 37067		

FOR AND 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, WE, **Pigskin Properties, LLC, Series J only, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shravs Investments, GP, a Tennessee General Partnership,** 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:

Being Lot No. 33 and Parcel "A" on the Plan of Rose Estates, Section 1, of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pigskin Properties, LLC, Series J only LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated November 29, 2007 from John Braswell,

recorded December 4, 2007, in Instrument Number 20071204-0140292, in the Official Records of Davidson County, Tennessee. Pigskin Properties, LLC executes the instrument to transfer, convey, release, and waive any right, title, and interest in the foregoing premises.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **801 Rose Park Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **January, 2026**.

Pigskin Properties, LLC

John Braswell, Sole Member and President

John Braswell, Sole Member and President

Pigskin Properties, LLC, Series J only

John Braswell, Sole Member and President

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Braswell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member and President and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Pigskin Properties, LLC and Pigskin Properties, LLC, Series J only.

Witness my hand and official seal on this the **6th** day of **January, 2026**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/26

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 **January 6, 2026** .

Affiant Signature

01/07/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 7, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

