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# 1367373 DEEDWARR
01/08/2026 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260108-0001545

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 #25-5287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shravs Investments, GP, a Tennessee General Partnership	**New Owner**	**084-05-0-049.00**
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 M 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Rose Estates, Section 1, as of record in Book 36800, page 37, Register's Office for said County.

Said Lot No. 30 is described as follows:
Beginning on the southerly margin of Rose Park Drive at the corner of Lat Nos. 28 and 30; thence with the line between said two lots, southerly 158.15 feet; thence south 71 degrees 57 minutes west 26.18 feet; thence north 71 degrees 45 minutes west 118.04 feet to the corner of Lot Nos. 30 and 31; thence

with the line between said two lots, northerly 128.10 feet to the southerly margin of Rose Park Drive; thence with the same; around a slight curve, northeasterly 90.07 feet to the beginning.

Being the same property conveyed to Pigskin Properties, LLC, Series M Only by Deed dated April 4, 2008 from Virginia H. Braswell, recorded April 11, 2008, in Instrument Number 20080411-0036850, in the Register's Office 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 **811 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

Sole Member and President
John Braswell, Sole Member and President

Pigskin Properties, LLC, Series M only

Sole Member and President
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 M 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: 1/28/26

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

