Karen Johnson Davidson County
Batch# 1376569 DEEDWARR
02/05/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20260205-0008251

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,099,000.00.

Affiant

Subscribed and sworn to me on 1/30/26.

NOTARY PUBLIC

My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
6309 Charlotte LLC 6309 Charlotte Pike Nashville, TN 37209	New Owner	10301014000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ATC FAMILY INVESTMENTS, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **6309 Charlotte LLC, a Tennessee Limited Liability Company**, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in Book 3842, Page 266, Register's Office for Davidson County, Tennessee.
>
> Beginning at a concrete monument on the southeasterly right-of-way of Charlotte Pike, said point being 454 feet northeast from the extended centerline of American Road; thence with the right-of-way, North 43 deg 40' East 50.00 feet to an iron pin; thence leaving said right-of-way, South 46 deg 20' East 200 feet to an iron pin; thence South 43 deg 40' West 50 feet to a concrete monument; thence North 46 deg 20' West 200 feet to the point of beginning.
>
> Being the same property conveyed unto ATC FAMILY INVESTMENTS, LLC, a Tennessee limited liability company, by Quitclaim Deed from Donald E. Closson and wife, Yvette Closson, of record in Instrument No. 20151012-0103509, in the Register's Office for Davidson County, Tennessee, dated October 5, 2015, and recorded on October 12, 2015.
>
> This is improved property known as 6309 Charlotte Pike, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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.

Witness my hand this 01/29/2026.

ATC FAMILY INVESTMENTS, LLC,
a Tennessee limited liability company

Donald E Closson

By: Donald E. Closson
Its: Sole and Managing Member

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Donald E. Closson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole and Managing Member of ATC FAMILY INVESTMENTS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole and Managing Member executed the foregoing instrument for the purposes therein contained, by signing for ATC FAMILY INVESTMENTS, LLC, a Tennessee limited liability company, by himself as Sole and Managing Member.

Witness my hand and official seal on 01/29/2026.

Virginia C. Martin

NOTARY PUBLIC

My Commission Expires: 08/06/2029

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

Virginia C Martin

ID NUMBER
133255163
COMMISSION EXPIRES
August 6, 2029

Certificate of Authenticity

I, Mandy Maynor, do hereby make oath that I am a licensed attorney and/or 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 29, 2026.

Date

Affiant Signature

February 2, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary Signature

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: _____