Karen Johnson
Batch # 1391213
03/10/2026 11:34:43 AM
Fees: $13.00 Taxes: $5,392.75
Davidson County
DEEDWARR
2 pgs
20260310-0019002

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,457,500.00.

Affiant

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2026.

Notary Public
MY COMMISSION EXPIRES:
File No. 26-25198C

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Super 98 Holdings, LLC (NAME)	New Owner (NAME)	104-04-0-163
PO Box 41504 (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Howard P. Dean, Jr. and Jennie W. Dean, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Super 98 Holdings, LLC, a Tennessee Limited Liability 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:

Being Lot 12 in Margaret R. Shields Subdivision of Lot Nos. 5 and 6 of the O.B. Hayes Plan of Lots, as of record in Book 57, Page 33, Register's Office for said County.

Said Lot No. 12 fronts 43-1/2 feet on the westerly side of Belmont, now 16th Avenue South, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dean's Kitchen Center, Inc. from Marion R. Thomas, Sr. and wife, Grace H. Thomas dated March 20, 1974, and recorded on March 21, 1974, of record in Book 4798, Page 142, Register's Office for Davidson County, Tennessee.

Being further conveyed to Howard P. Dean, Jr. and wife, Jennie W. Dean, by QuitClaim Deed from Dean's Kitchen Center, Inc., dated March 3, 2025, and recorded on March 3, 2025, of record in Instrument No. 20250303-0015824, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Howard P.. Dean, Jr. is signed by his/her duly appointed Attorney-in-fact Jennie W. Dean, pursuant to the Power of Attorney recorded in Instrument No. 20250303-0015823, said Register's Office.

This is improved property, known as 1023 16th Avenue South, Nashville, TN 37212.

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 do 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. Whenever 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/our hand(s) this 9th day of March, 2026.

Howard P. Dean Jr. Jennie W. Dean attorney in fact.
Howard P. Dean, Jr. by Jennie W. Dean, his Attorney-In-Fact

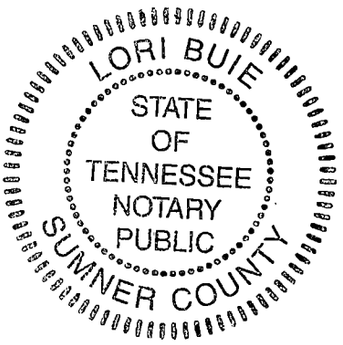
Jennie W. Dean
Jennie W. Dean

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named, Jennie W. Dean attorney-in-fact for Howard P. Dean, Jr., with whom I am personally acquainted, and who acknowledged that Jennie W. Dean executed the within instrument for the purposes therein contained, and who further acknowledge that Jennie W. Dean is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of March, 2026.

Lori Buie
Notary Signature
My commission expires: 6/29/27

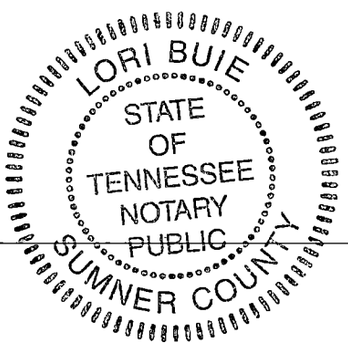


STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of March, 2026, before me personally appeared Jennie W. Dean, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2026.

Lori Buie
Notary Signature
My commission expires: 6/29/27



PREPARED BY:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

Chapman and Rosenthal Title Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215