SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405046 DEEDWARRSP
04/14/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260414-0030221

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Atlas Commercial Properties LLC	NEW OWNER	071 06 0 004.01
(NAME)	(NAME)	
1308 Avery Park Lane		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **SHAAR FORERO PROPERTIES, INC., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Atlas Commercial Properties LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee and being Lot No. 2 on the Plan of Jack Johnson Subdivision, as shown on a map of record in Instrument No. 20000710-0067898, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to William Shaar by Warranty Deed from Edith H. Johnson filed of record in Instrument No. 20130703-0069337, in the Register's Office of Davidson County, Tennessee. See also quitclaim deed from William Shaar to Alberto Forero filed of record in Instrument No. 20130722-0075284.

Further being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from William Shaar and Alberto Forero dated January 25, 2016 and filed January 25, 2016 of record in Instrument No. 20160125-0006997, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 W. Trinity Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 and representatives, 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 claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 10 day of April, 2026.

SHAAR FORERO PROPERTIES, INC.
a Tennessee Corporation

BY: _____
Alberto Forero, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alberto Forero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary, and is authorized to execute the instrument on behalf of Shaar Forero Properties, Inc., the within named bargainor, and that he/she as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Secretary.

Witness my hand and official seal, this the 10 of April, 2026.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 10, 26 (date of document).

Jennifer Pennell

April 13, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 13, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal