WARRANTY DEED

Karen Johnson
Batch # 1419790
05/13/2026 10:10:19 AM
Fees: $13.00 Taxes: $1,165.50

20260513-0042950

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

B-YB-26-2206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ibrahim Investment Group LLC	**New Owner**	
(NAME)	(NAME)	**070-09-0-101.00**
1407 Mentelle Dr		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YELLOW BALL DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IBRAHIM INVESTMENT GROUP LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Map of Bordeauxmont, not of record, and described in a survey by Eric Drake, County Surveyor, October 21, 1929, as follows:

Beginning at a point in the Westerly margin of Alpine Avenue at the corner of Lot Nos. 19 and 20, said point being 75 feet North of the North margin of Cliff Drive; thence with the line between said lots, Westerly 174 feet to the Easterly margin of Summit Avenue; thence with the margin of the same, Northerly 75 feet to the corner of Lot Nos. 20 and 21; thence with the line between said lots, Easterly 174 feet to the margin of Alpine Avenue; thence with the margin of the same, Southerly 75 feet to the beginning.

Being the same property conveyed to Yellow Ball Development, GP by Warranty Deed from Annex Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180102-0000095 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 02, 2018.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- All matters on unrecorded survey of Eric Drake, County Surveyor, October 21, 1929.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2206 Summitt Ave, Nashville, Tennessee 37218**.

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), 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), 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.

Witness my/our hand(s) this the 6 DAY OF MAY, 2026.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY: Joseph MR III
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 6 day of MAY 2026, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 6 day of MAY, 2026.

_____
Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF Tennessee
County OF Davidson

On this the 6 day of MAY, 2026, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 6 day of MAY, 2026.

_____
Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212