WARRANTY DEED

Karen Johnson Davidson County
Batch# 1422131 DEEDWARR
05/19/2026 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20260519-0045152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$850,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 10-4-2027

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
DY Construction, Inc.	Same as New Owner	081-08-0-413.00 081-08-0-414.00 081-08-0-415.00
(Name)	(Name)	
P. O. Box 1283		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LOCAL DISTRO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DY CONSTRUCTION, INC.** , INC 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:

Tract 1 **081-08-0-413.00 (616 Garfield St., Nashville, TN 37208)**

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bonded and described as follows:

The westerly 35 feet of Lot Nos. 217 and 219 and the westerly 35 feet of the southerly part of Lot No. 215 of the north Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 15. said Register's Office.

Said parts of Lot Nos. 215, 217 and 219 front 35 feet ot the northerly side of Garfield, formerly Foster Street and run back between lines, with the easterly margin of Seventh Avenue North, formerly Vine Street, 113 feet to the dead line.

Being a portion of the same property conveyed to LOCAL DISTRO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT K. NORMAN, of record in Instrument No. 20200204-0012514, dated January 31, 2020, said Register's Office.

Tract II **081-08-0-414.00 (614 Garfield St., Nashville, TN 37208)**

Land in Davidson County, Tennessee, being parts of Lot Nos. 215, 217, and 219 on the North Nashville Real Estate Company's Plan for Lots, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Being on the northerly margin of Garfield, formerly Foster Street, 35 feet easterly from the easterly margin of 7th Avenue, North, formerly Vine Street; thence with the northerly margin of Garfield Street, easterly 35 feet; thence northerly parallel with said Avenue 113 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 35 feet; thence southerly 113 feet to the beginning.

Being a portion of the same property conveyed to LOCAL DISTRO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT K. NORMAN, of record in Instrument No. 20200204-0012514, dated January 31, 2020, said Register's Office.

Tract III **Map-Par. 081-08-0-415.00 (612 Garfield St., Nashville, TN 37208)**

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bonded and described as follows:

Being part of Lot Nos. 215, 217 and 219 on the Map of the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, Register's Office for said County. Said parts of Lots Number 215, 217 and 219 being mare particularly described as follows, to-wit:

Beginning on the northerly side or margin of Garfield Street, formerly Foster Street at a point seventy feet easterly from the easterly margin of Seventh Ave., North formerly Vine Street; thence northerly and parallel with the easterly margin of Seventh Ave., North 113 feet to a dead line; thence with the said dead line, easterly 35 feet; thence southerly and parallel with the first line 113 feet to the northerly margin of said Garfield Street; thence with the northerly margin of said Garfield Street, and westerly 35 feet to the point of beginning.

Being a portion of the same property conveyed to LOCAL DISTRO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT K. NORMAN, of record in Instrument No. 20200204-0012514, dated January 31, 2020, said Register's Office.

Being the same property conveyed to BASEM HAKIM, by deed from MARIA M. SALAS, CLERK AND MASTER, of record in Instrument No. 20250623-0049275 and amended in Instrument No. 20250725-0058962, dated February 20, 2025, said Register's Office.

Said property has subsequently been redeemed by LOCAL DISTRO, LLC, pursuant to the Order to Disburse Funds of record in Tax Civil Action No. 24-0388-I in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. _____, said Register's

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. 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.

Executed by my hand this 11th Day of May 2026

LoCal DistrO LLC, a Tennessee limited liability company

BY: _____
William Radford

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the above County and State, do hereby certify tha William Radford as Sole Member of LoCal DistrO LLC, a Tennessee limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Sole Member.

Witness my hand and official seal, this the 11th of May, 2026.

_____
Notary Public

My Commission Expires: 3/9/20[illegible]

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler -Cole**, do hereby make an 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 May 11, 2026.

Name: **Jennifer Chandler -Cole**
Title: **Authorized Agent**

Date 05/12/2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/12/2026.

Notary Public:



expire 3/9/27