Karen Johnson Davidson County
Batch# 1426643 DEEDWARR
05/29/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260529-0048734

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AY VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
04-22-30

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marselis Francis	Same as New Owner	Parcel ID: 161 11 0 034.00
(NAME)	(NAME)	
548 Huntington Pkwy.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Moussa Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marselis Francis, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Huntington Park, Section Three, of record in Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David J. Law, unmarried from Matthew W. Jenkins and wife, Michelle W. Jenkins by Warranty Deed dated June 23, 2005 and recorded on June 27, 2005 in Instrument No. 20050627-0073398, Register's Office of Davidson County, Tennessee. The said David J. law also known as David J. Law, Jr. having since died intestate on March 30, 2022 and pursuant to Order of record in Case No. 23P1493, Davidson County, Tennessee probate Court Clerk's Office, the subject property was brought into the probate estate and Frank R. Law, Personal Representative of the Estate of David J. Law, Jr. is authorized to sell the property.

Further being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company from Frank R. Law, Personal Representative of the Estate of David J. Law, Jr. by Warranty Deed dated November 25, 2025 and recorded on December 2, 2025 in Instrument No. 20251202-0095457, Register's Office of

Davidson County, Tennessee.

Further being the same property conveyed to Moussa Enterprises LLC, a Tennessee limited liability company from Nashville Metro Holdings, LLC, a Tennessee limited liability company by Warranty Deed dated November 25, 2025 and recorded on December 3, 2025 in Instrument No. 20251203-0095933, Register's Office of Davidson County, Tennessee.

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 548 Huntington Pkwy., Nashville, TN 37211

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.

Witness our hands this 28th day of MAY, 2026

Moussa Enterprises, LLC, a Tennessee limited liability company

BY: Markow Moussa
Markow Moussa, Sole Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Markow Moussa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Sole Member, and is authorized to execute the instrument on behalf of Moussa Enterprises, LLC, a Tennessee limited liability company, the within named barginor, and that as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC as Sole Member.

Witness my hand and official seal, this the 28th day of May, 2026.

Notary Public

My Commission Expires:

(SEAL)

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
04-22-30

Certificate of Authenticity

I, Lacey Chumley, 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

May 28, 2026.

Date

Lacey Chumley

Affiant Signature

May 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of May, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON