Karen Johnson Davidson County
Batch# 1427706 DEEDWARR
06/03/2026 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260603-0050229

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-40076-26

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of JUNE, 2026

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meadows Investments, LLC 706 Liberty Pike Franklin, TN 37064	Same address as new owner	119-02-0-097

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($830,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAMID RABIEE, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MEADOWS INVESTMENTS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being a part of Lots No. 5, 6, 7, and .15 on the Plan of Subdivision of Parts of Lots No. 11-12 & 13 in Cumberland Nurseries Plan of record in Book 332, page 42, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Glenrose Avenue (fka Mill Creek Road), width varies, said point being located South 76 degrees, 16 minutes, 38 seconds East, 300.71 feet from the intersection of the southerly Tight-of-way line of Glenrose Avenue, and the casterly right-of-way line of Foster Avenue, said point also being located at Northing 653,027.05, Easting 1,749,573.75, on the State Plane Coordinate System; thence with the southerly right-of-way line of Glenrose Avenue, South 76 degrees, 16 minutes, 38 seconds East} 201.90 feet to a point; thence leaving the southerly right-of-way line of Glenrose Avenue, with a line through the property of Woodbine Froe Will Baptist Church, Inc., as or record in Book 9142, page 890, Register's Office for Davidson County, Tennessee; thence South 05 degrees, 27 minutes, 55 seconds West, 130.45 feet to an existing right-of-way monument in the northerly right-of-way line of Interstate 440; thence with the northerly right-of-way line of Interstate 440, North 88 degrees, 36 minutes, 21 seconds West, feet to a point; thence leaving (he northerly right-of-way line of Interstate 440, with a line through the property of Woodbine Free Will Baptist Church, Inc., for the following two calls: 1) North 74 degrees, 59 minutes, 54 seconds West, 50.25 feet. to a point; 2) North 05 degrees, 27 minutes, 00 seconds East; 161.81 feet to the point of beginning, according to a survey by Chen-y Land Surveying, Inc., dated October 8, 2008.

Being the same property conveyed to Hamid Rabiee, by Warranty Deed from 95 Glenrose, LLC, A

Tennessee Limited Liability Company, dated July 31, 2025, and recorded July 31, 2025, in Instrument No. 20250731-0060610, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property, known as: 95 Glenrose Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of June, 2026

GRANTOR(S)

H. Rabiee

Hamid Rabiee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Hamid Rabiee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of June, 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 June 2, 26 (date of document).

Jennifer Pennell

June 2, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 2, 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