WARRANTY DEED

File #2026061640

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2026.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 3/16/30
(AFFIX SEAL)

Karen Johnson
Batch # 1438533
06/26/2026 11:23:07 AM
Fees: $13.00 Taxes: $5,550.00
20260626-0057957

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Heights LLC, a Tennessee limited liability company	NEW OWNER	114-00-0-166.00
319 Hickerson Drive Suite A	(NAME)	
(ADDRESS) Murfreesboro TN 37129	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Ashray Developers, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Heights LLC, a Tennessee limited liability company,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TRACT I:
BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD AT THE COMMON CORNER BETWEEN PHASE 1 - WESTVIEW PLACE AS OF RECORD IN PLAT BOOK 7900, PAGE 506 AND BELLE VALLEY, AS OF RECORD IN PLAT BOOK 6250, PAGE 182, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF BELLE VALLEY, SOUTH 09 DEGREES 29 MINUTES 34 SECONDS WEST, 437.43 FEET TO AN EXISTING IRON ROD; THENCE NORTH 76 DEGREES 25 MINUTES 16 SECONDS WEST, 264.32 FEET TO AN EXISTING IRON ROD ON THE EASTERLY PROPERTY LINE OF MARY E. BUTTREY, AS OF RECORD IN INSTRUMENT NO. 200604110041494, AT SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY PROPERTY LINE OF MARY E. BUTTREY, NORTH 10 DEGREES 53 MINUTES 49 SECONDS EAST, 356.06 FEET TO AN EXISTING IRON ROD; THENCE NORTH 76 DEGREES 50 MINUTES 32 SECONDS WEST, 185.08 FEET TO AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, NORTH 57 DEGREES 58 MINUTES 53 SECONDS EAST, 93.87 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 32 DEGREES 44 MINUTES 09 SECONDS EAST, 300.65 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH SAID PHASE 1 - WESTVIEW PLAZA; THENCE WITH THE PROPERTY LINE OF WESTVIEW PLAZA, SOUTH 10 DEGREES 02 MINUTES 47 SECONDS WEST, 75.39 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 70 DEGREES 20 MINUTES 35 SECONDS EAST, 257.86 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 10 DEGREES 18 MINUTES 59 SECONDS WEST, 166.78 FEET TO THE POINT OF BEGINNING, CONTAINING 185,299 SQUARE FEET (4.25 ACRES MORE OR LESS) AS SURVEYED BY MICHAEL H. CHARETTE, RLS NO. 2048, CHERRY LAND SURVEYING, JOB NO. 10245, DATED JANUARY 5, 2011.

TRACT II:
EASEMENT RIGHTS BENEFITING TRACT I OF THE LAND CONTAINED IN ACCESS EASEMENT OF RECORD IN INSTRUMENT NO. 20100209-0010192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF WAL-MART STORES, INC., AS OF RECORD IN DEED BOOK 8881, PAGE 150, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 40, SOUTH 09 DEGREES 47 MINUTES 08 SECONDS WEST, 63.93 FEET TO BEGINNING; THENCE WITH THE CENTERLINE OF A 60 FOOT WIDE INGRESS/EGRESS EASEMENT, THROUGH THE PROPERTY OF SAM'S REAL ESTATE BUSINESS TRUST, AS OF RECORD IN DEED INSTRUMENT 200701160006421, AT SAID REGISTER'S OFFICE, SOUTH 52 DEGREES 34 MINUTES 09 SECONDS WEST, 228.14 FEET TO A POINT; THENCE SOUTH 33 DEGREES 19 MINUTES 09 SECONDS WEST, 631.01 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID BANCORPSOUTH BANK, AND THERE IS INCLUDED WITHIN THIS GRANT OF INGRESS/EGRESS THE ADDITIONAL NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS TO AND FROM THE ACCESS AREA, DESCRIBED ABOVE, OVER THE PRIVATE STREET SOMETIMES REFERRED TO AS ROCKY LANE, WHICH IS A PAVED STREET WHICH IS A PART OF TRACT 1 AND INTERSECTS OLD HICKORY BOULEVARD, A PUBLIC STREET, SO THAT GRANTEE WILL HAVE ACCESS TO A PUBLIC STREET FROM TRACT 2, AS SURVEYED BY MICHAEL H. CHARETTE, RLS NO. 2048, CHERRY LAND SURVEYING, JOB NO. 10245, DATED JANUARY 5, 2011.

Being the same property conveyed to Ashraya Developers, LLC, a Tennessee Limited Liability Company by General Warranty Deed from PC Realty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141121-0107199, Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 21, 2014.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 7900, Page 506, Plat Book 7900, Page 621 and Plat Instrument No. 20210519-0067525 and Surveyor's Certificate of Clarification of record in Instrument No. 20231006-0079095, Register's Office for Davidson County, Tennessee.; Access Easement of record in Instrument No. 20100209-0010192, as amended in Instrument No. 20200603-0057097, Instrument No. 20201211-0145290, and Instrument No. 20210804-0104791, Register's Office for Davidson County, Tennessee.; Lack of direct access to and

from a controlled access highway, I-40.; Matters shown on the Survey attached to Affidavit of record in Instrument No. 20090917-0087052, Register's Office for Davidson County, Tennessee.; Access Easement of record in Book 9130, Page 905, Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Sewer Easement of record in Book 8248, Page 238, Register's Office for Davidson County, Tennessee.; Easement Agreement of record in Instrument No. 20240111-0002497, Register's Office for Davidson County, Tennessee.; Terms and conditions of a lease by and between Ashraya Developers, LLC, a Tennessee Limited Liability Company and PC Realty, LLC, a Tennessee Limited Liability Company as evidenced in a Memorandum of Lease of record in Instrument No. 20141121-0107200, Register's Office for Davidson County, Tennessee.; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.; Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

unimproved ☐
This is improved ☒ property, known as **623 Old Hickory Blvd, Nashville,TN,37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of June, 2026.

Ashray Developers, LLC, a Tennessee limited liability company

BY: _____

Muralidhar Bethi, member and chief manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Muralidhar Bethi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member and chief manager of Ashray Developers, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such member and chief manager as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member and chief manager.

Witness my hand and official seal at this 24th day of June, 2026.

Commission expires: 3/14/30

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Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128