Karen Johnson Davidson County
Batch# 1451865 DEEDWARR
07/27/2026 01:38:30 PM 6 pgs
Fees: $33.00 Taxes: $51,800.00
20260727-0068147

# Warranty Deed

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|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $14,000,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 23rd day of July, 2026.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Rains 4th Avenue Investments LLC | New Owner(s) | 105-07-0-361.00<br>105-07-0-519.00<br>105-07-0-360.00<br>105-07-0-359.00<br>105-07-0-503.00<br>105-07-0-488.00<br>105-07-0-418.00<br>105-07-0-417.00 |
| 303 31st Avenue North, 105 | | |
| Nashville, TN 37203 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALBATROSS PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAINS 4TH AVENUE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Property 1:
112 Rains Avenue, Nashville, TN 37203
Parcel ID: 10507036100

LAND in Davidson County, Tennessee, being Lot No. 13 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Quitclaim Deed from Cumberland Advisory Group, LLC of record in Instrument No. 20150618-0058237 Register's Office for Davidson County, Tennessee, dated June 17, 2015 and recorded on June 18, 2015.

Property 2:
0 Rains Avenue, Nashville, TN 37203
Parcel ID: 10507051900

LAND in Davidson County, Tennessee, being Lot No. 12 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Quitclaim Deed from Cumberland Advisory Group, LLC of record in Instrument No. 20150618-0058237 Register's Office for Davidson County, Tennessee, dated June 17, 2015 and recorded on June 18, 2015.

Property 3:
110 Rains Avenue, Nashville, TN 37203
Parcel ID: 10507036000

Land in Davidson County, Tennessee, being Lot No. 11 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

Being a portion of the same property conveyed to 108 Rains Ave., LLC, a Tennessee limited liability company by Special Warranty Deed from Cumberland Advisory Group, LLC, a Tennessee limited liability company of record in Instrument No. 20250624-0049683 Register's Office for Davidson County, Tennessee, dated June 24, 2025 and recorded on June 24, 2025.

Property 4:
108 Rains Avenue, Nashville, TN 37203
Parcel ID: 10507035900

Land in Davidson County, Tennessee, being Lot No. 10 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.

Being a portion of the same property conveyed to 108 Rains Ave., LLC, a Tennessee limited liability company by Special Warranty Deed from Cumberland Advisory Group, LLC, a Tennessee limited liability company of record in Instrument No. 20250624-0049683 Register's Office for Davidson County, Tennessee, dated June 24, 2025 and

recorded on June 24, 2025.

Property 5:
106 Rains Avenue, Nashville, TN 37203
Parcel ID: 10507050300

Being Lot Nos. 8 & 9 on B. F. Brown's Plan of the Rains Spring Property, as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Rains Avenue and extends back between lines, 70 feet on the southerly line and 55 feet on the northerly line with the southerly margin of an alley, to an alley in the rear, measuring 55 feet, more or less thereon.

Said Lot No. 9 fronts fifty (50) feet on the east side of Rains Avenue and runs back between lines 70 feet on the North and 85 feet on the South side to a 16 foot alley in the rear.

Being the same property conveyed to MV Holdings LLC, a Tennessee limited liability company by Warranty deed from Sanaz Kiani, unmarried of record in Instrument No. 20220519-0057918 Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 19, 2022.

Property 6:
1413 4th Avenue S., Nashville, TN 37203
Parcel ID: 10507048800

Real Property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 56 feet on the Westerly margin of 4th Avenue South and runs back 158.89 feet on the Northerly side lot line and 185.10 feet on the Southerly side lot line, being a broken line, to a line on the rear on which it measures 12.96 feet thereon.

Being a portion the same property conveyed to Islamic Center of Tennessee, an Tennessee religious corporation by General Warranty Deed from Al Farooq Islamic Center, Inc., a Tennessee religious corporation of record in Instrument No. 20200306-0025423, Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

Being a portion of the same property conveyed to Salah Ayesh, a married man by Warranty Deed from Islamic Center of Tennessee, a Tennessee religious corporation of record in Instrument No. 20250530-0042811, Register's Office for Davidson County, Tennessee, dated May 27, 2025 and recorded on May 30, 2025.

Being a portion of the same property conveyed to Vita Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Salah Ayesh of record in Instrument No. 20251022-0084267, Register's Office for Davidson County, Tennessee, dated October 20, 2025 and recorded on October 22, 2025.

Property 7:
1421 4th Avenue S., Nashville, TN 37203
Parcel ID: 10507041800

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005, Page 393 , Register' s Office for said County.

Said part of Lot No. 40 fronts 50 feet , more or less , on the Westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the Southerly line and 81-1/2 feet, more or less, on the Northerly line, with the Southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line.

Being a portion the same property conveyed to Islamic Center of Tennessee, an Tennessee religious corporation by General Warranty Deed from Al Farooq Islamic Center, Inc., a Tennessee religious corporation of record in Instrument No. 20200306-0025423, Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

Being a portion of the same property conveyed to Salah Ayesh, a married man by Warranty Deed from Islamic Center of Tennessee, a Tennessee religious corporation of record in Instrument No. 20250530-0042811, Register's Office for Davidson County, Tennessee, dated May 27, 2025 and recorded on May 30, 2025.

Being a portion of the same property conveyed to Vita Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Salah Ayesh of record in Instrument No. 20251022-0084267, Register's Office for Davidson County, Tennessee, dated October 20, 2025 and recorded on October 22, 2025.

Property 8:
1423 4th Avenue S., Nashville, TN 37203
Parcel ID: 10507041700

Land situated in the County of Davidson, State of Tennessee, and described as follows: Being Lot No. 39, in Rain's Addition to Nashville, said lot fronts 50 feet on the South side of Cherry Street, now known as 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring, and runs back between parallel lines 170 feet, more or less, to an alley. Said Rain's Plan, is registered in the Register's Office of said County, in Book 57, Page 115, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to Islamic Center of Tennessee, an Tennessee religious corporation by General Warranty Deed from Al Farooq Islamic Center, Inc., a Tennessee religious corporation of record in Instrument No. 20200306-0025423, Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

Being a portion of the same property conveyed to Salah Ayesh, a married man by Warranty Deed from Islamic Center of Tennessee, a Tennessee religious corporation of record in Instrument No. 20250530-0042811, Register's Office for Davidson County, Tennessee, dated May 27, 2025 and recorded on May 30, 2025.

Being a portion of the same property conveyed to Vita Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Salah Ayesh of record in Instrument No. 20251022-0084267, Register's Office for Davidson County, Tennessee, dated October 20, 2025 and recorded on October 22, 2025.

As to Property 1 and 2:
Being the same property conveyed to Albatross Properties GP, a Tennessee General Partnership, by Deed from Cumberland Advisory Group, LLC, of record in Instrument # 20260727-0067947, Register's Office for Davidson County, Tennessee.

As to Property 3 and 4:
Being the same property conveyed to Albatross Properties GP, a Tennessee General Partnership, by Deed from 108 Rains Ave., LLC, a Tennessee limited liability company, of record in Instrument # 20260727-0068069, Register's Office for Davidson County, Tennessee.

As to Property 5:
Being the same property conveyed to Albatross Properties GP, a Tennessee General Partnership, by Deed from MV Holdings LLC, a Tennessee limited liability company, of record in Instrument # 20260727-0068065, Register's Office for Davidson County, Tennessee.

As to Property 6, 7 and 8:
Being the same property conveyed to Albatross Properties GP, a Tennessee General Partnership, by Deed from Vita Investment Group, LLC, a Tennessee limited liability company, of record in Instrument # 20260727-0068066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 112 Rains Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of July, 2026.

**Albatross Properties, GP,**
**a Tennessee Partnership**

By: _____
Akira Barbara, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Akira Barbara , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Albatross Properties, GP, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2026.

_____
Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 July 23. 2026

Affiant Signature

27th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

