Karen Johnson Davidson County
Batch# 1460010 DEEDWARR
08/17/2026 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20260817-0076489

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tayab Investments LLC	Same as new owner	081-07-0-159.00
(NAME) 868 Battery Lane	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathaniel Ferguson, Jr.**, a single person (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Tayab Investments LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"), described on Exhibit "B", attached hereto and incorporated herein.

This is improved property located at 2007 18th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of August, 2026.

GRANTOR:

Nathaniel Ferguson, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nathaniel Ferguson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of August, 2026.

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

Notary Public

My Commission Expires: 5-8-2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Those certain tracts or parcels of land in the Eighth Civil District of Davidson County, Tennessee, described as follows:

The Southwesterly part of Lot No. 4 and the Westerly parts of Lots Nos. 5 and 6 on the Map of W. A. Gilmore's Plan of Lots, as of record in Book 161, Page 58, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, February 14, 1951, as follows:

(TRACT NO. 1)

Beginning at a point on the Southwesterly margin of U. S. Highway 41-W at the Southeast corner of said Highway and a 10 foot alley running along the Western boundary line of Lots Nos. 4, 5, 6 and 7 in said Plan; thence with the Southwesterly margin of said Highway, South 55° 22' East 103.43 feet to the beginning of a curve; thence around said curve in a Southeasterly direction 88.69 feet to a point in the line between said Lots Nos. 6 and 7; thence with the line between said Lots, North 87° 45' West 146 feet, more or less, to the Easterly margin of said alley; thence with the Easterly margin of said alley; North 1° 02' West 115 feet to the beginning.

(TRACT NO. 2)

The Westerly part of Lot No. 7 on the Map of W. A. Gilmore's plan of Lots, as of record in Book 161, Page 58, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County surveyor, February 14, 1951, as follows:

Beginning at a point on the Southwesterly margin of State Highway No. 12 or U. S. Highway No. 41-W at the intersection of the Southern boundary line of Lot No. 6 on said plan and the Southwesterly margin of said highway; thence with the margin of said highway Southeastwardly 58.08 feet to a point; thence North 89° 30' West 172.8 feet to a point on the Easterly margin of a 10-foot alley; thence with the Easterly margin of said alley North 1° 02' West 55.5 feet to the Southwest corner of Lot No. 6; thence with the line between said Lots Nos. 6 and 7, South 67° 45' East 146 feet, more or less, to the beginning.

Being the same property conveyed to Nathaniel Ferguson Jr., a single person, by Special Warranty Deed from Loyd F. Potts and Wife, Janie C. Potts, of record in Instrument No. 20161024-0111907, in the Register's Office for Davidson County, Tennessee, dated October 20, 2016, and recorded on October 24, 2016.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF W. A. GILMORE'S PLAN OF LOTS, as recorded in Plat Book 161, Page 58.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 14, 2026.

Affiant Signature

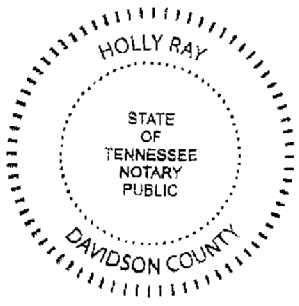
August 14, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27