Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#18026

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-8720-CL

Karen Johnson Davidson County
Batch # 1467706 DEEDWARR
09/03/2026 10:20:12 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20260903-0081678

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
BUI, LLC 304 Red Feather Lane Brentwood tn 37027	New Owner	16108002300

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Pate,** (individually and/or collectively, "Grantor"), transfer and convey unto **BUI, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 on the Map of Kingswood Park, as of record in Book 2900, Page 70, at the Register's Office for Davidson County, Tennessee, and being more particularly described as:

Beginning at an iron rod in the Southerly right of way of Brewer Drive, said point being the Northwesterly corner of the herein described tract and the Northeastern corner of the Sang Joo Lee property as described in Deed Book 11652, Page 946 of the Register's Office for Davidson County;

Thence with a curve to the left, having a Delta Angle of 07 degrees 53 minutes 44 seconds, a Radius of 820.00 feet, an Arc Length of 113.00 feet, a Chord Dearing of North 81 degrees 50 minutes 09 seconds East, and a Chord Length of 112.91 feet to an iron rod, the Northwest corner of the Pope Family, LP property as described in Deed Book 10352, Page 596 of the Register's Office for Davidson County;

Thence with Pope's West line, South 09 degrees 19 minutes 42 seconds East, a distance of 323.93 feet to an iron rod;

Thence North 83 degrees 55 minutes 43 seconds West, a distance of 156.01 feet to an iron road at Lee's Southeast corner;

Thence with Lee's East line, North 01 degrees 48 minutes 18 seconds West, a distance of 287.27 feet to the POINT OF BEGINNING and containing 40,335 square feet or 0.9263 acre, more or less.

BEING the same property conveyed to James Pate by Special Warranty Deed from J M M, LLC, a Tennessee limited liability company, of record in Instrument No. 20181217-0122113, in the Register's Office for Davidson County, Tennessee, dated December 14, 2018, and recorded on December 17, 2018.

This is improved property located at: **407 Brewer Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

James Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Pate, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027