Karen Johnson Davidson County
Batch# 1474682 DEEDWARR
09/17/2026 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,196.54
20260917-0086759

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,134,200.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/14/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 12020-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Peter Sameh Kelada		033 00 0 215.00
1922 Charismatic Place		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shelton Auto Sales GP, a Tennessee General Partnership
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Sameh Kelada, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat for Nashville Motor Co., LLC, as shown on plan of record in Instrument No. 20260817-0076331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Larry W. Shelton by Warranty Deed from Aubrey Gregory of record in Book 7371, Page 267, Register's Office for Davidson County, Tennessee, dated September 25, 1987 and recorded on October 5, 1987.

Being the same property conveyed to Shelton Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Larry W. Shelton of record in Book 10952, Page 244, Register's Office for Davidson County, Tennessee, dated May 27, 1998 and recorded on May 29, 1998.

Being the same property conveyed to Shelton Auto Sales G. P., a Tennessee general partnership comprised of Larry W. Shelton and Brenda L. Shelton by Quitclaim Deed from Shelton Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20080124-0007686 Register's Office for Davidson County, Tennessee, dated January 23, 2008 and recorded on January 24, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4025 Dickerson Pike Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 11, 2026

Shelton Auto Sales GP, a Tennessee General Partnership

By: Larry W. Shelton, Partner
Larry W. Shelton, Partner

By: Brenda L. Shelton, Partner
Brenda L. Shelton, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public for the State and County aforesaid, Larry W. Shelton and Brenda L. Shelton, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are partners of Shelton Auto Sales GP, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this September 11, 2026.

Mary Birthright
Notary Public

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

File #: 12020-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 14, 2026.

J. Carlton Drumwright

September 14, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 14, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY