Karen Johnson Davidson County
Batch# 752348 DEEDWARR
11/10/2021 09:16:09 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211110-0149971

WARRANTY DEED DESIREE J JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Online Notary Public My Commission Expires Jul 3, 2023	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00. David B. Tompkins, II Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021. Notary Public MY COMMISSION EXPIRES: 7/3/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ermac Drive Development, LLC 2135 Dana Avenue Cincinnati, OH 45207	New Owner	95-15 16.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Bigler Tompkins, II and Destim M. Tompkins as Successors Trustees of the David B.Tompkins, Sr. Living Trust dated October 8, 1997, and Floris H. Tompkins, III,**hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ermac Drive Development, LLC**, an Ohio limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of the Highlands as of record in Book 2663, page 127, Register's Office for Davidson County, Tennesee.

Said Lot No. 2 fronts 200 feet o nhte westerly side of Ermac Drive and extends back 190.1 feet on the southerly side and 221.5 feet on the norherly side to a line in the rear measuring 206.0 feet.

Being the same property conveyed to Floris H. Tompkins and wife, Virginia B. Tompkins by deed from George E. Greer and wife Ida G Greer of record in Book 4002, page 556, Register's Office for Davidson County Tennessee. Further a 50% interest was conveyed by quitclaim deed from Floris H. Tompkins Jr and wife, Virginia B. Tompkins to F.H. Tompkins III of record in Book 5395, page 223, said Register's Office. The said Virginia B. Tompkins having since died on August 15, 1981, vesting Floris H Tompkins with a 50% interest as surviving spouse. The said Floris H Tompkins aka Floris H. Tompkins Jr. having since died on March 14, 1987, vesting his 50% ownership interest in Floris H. Tompkins III and David B.

Tompkins as his sole heirs (see deed of record in Book 8978, page 824 and Affidavit of Heirship of record in Instrument No. 20211110-0149969 said Register's Office). David B. Tompkins further vested his interest in David B. Tompkins Sr. Living Trust created by Agreement dated October 8, 1997 by quitclaim deed of record in Book 11625, page 200, said Register's Office. David Bigler Tompkins II and Destin M. Tompkins are Successor Trustees due to the death of David B. Tompkins Sr.

De Ann Tompkins ~~joins in this conveyance~~ for the purpose of conveying any interest she may have in the property as the surviving spouse of Floris H. Tompkins, Jr. conveyed by quitclaim deed of record in Instrument No. 20211110-0149970 , said Register's Office, * This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 610 Ermac Drive, Nashville, TN 37214

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 GRANTEE, its successors 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/our hand(s) this the 28th day of October, 2021.

David Bigler Tompkins, II, Successor Trustee

David Bigler Tompkins, II, Successor Trustee of David B.Tompkins, Sr. Living Trust dated October 8, 1997

Destin M. Tompkins, Successor Trustee of David B.Tompkins, Sr. Living Trust dated October 8, 1997

Floris H. Tompkins, III

De Ann Tompkins

*to David B. Tompkins, II and Destin M. Tompkins, Trustees of The David B. Tompkins Sr. Living Trust created by Agreement dated OCtober 8, 1997, and Floris H. Tompkins III

NotaryCam Doc ID: 0f9e95d8-8798-4cf8-9b12-b01d2b8ded10

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, personally appeared Destin M. Tompkins, Successor Trustee of David B.Tompkins, Sr. Living Trust dated October 8, 1997 and Floris H. Tompkins, III with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th day of October, 2021.

Notary Public

My Commission Expires: 10/11/25

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF DAVIDSON Completed via Remote Online Notarization using 2 way Audio/Video technology.

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County, appeared David Bigler Tompkins, II, Successor Trustee of David B.Tompkins, Sr. Living Trust dated October 8, 1997, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th day of October, 2021.

DESIREE J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires
Jul 3, 2023

Notary Public
My Commission Expires: 7/3/2023

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, personally appeared De Ann Tompkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th day of October, 2021.

Notary Public
My Commission Expires: