This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 18th day of February, 2022.

Notary Public
My commission expires: 11-3-25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: BS-AR-22-4901

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
TM Investment, LLC 7035 Stone Run Dr. Brentwood, TN 37027	New Owner	SEE LEGAL DESCRIPTION

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMERICAN GLOBAL LLC FKA AMERICAN GLOBAL INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TM INVESTMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1 (Map/Par 134-13-0 087.00):
Land in Davidson County, Tennessee, and being all of Lot No. 268, Plan of Kenilworth Estates, Section Four, according to survey and plat of same appearing of record in Book 3300, pages 34, 35 & 36, as corrected by Surveyor's Certificate of Correction of record in Book 4277, page 902, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Tract 2 (Map/Par 134-13-0 086.00):
Land in Davidson County, Tennessee, being Reserved Parcel "F" on the Plan of Kenilworth Estates, Section Four, of record in Book 3300, pages 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Tract 3 (Map/Par 134-13-0 213.00):
Land in Davidson County, Tennessee, being Reserved Parcel "A", Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Tract 4 (Map/Par 134-13-0 212.00):
Land in Davidson County, Tennessee, being Reserved Parcel "B", Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to American Global, Inc., a Tennessee corporation, by deed dated 09/18/2015, from Kenneth R. McIntosh, of record in Instrument No. 20150925-0097623, Register's Office for said County. American Global, Inc. and American Global, LLC are one and the same entity with reference to Secretary of State control number 000575073.

Subject to conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, as described in Dedication of Sidewalk Easement(s) and/or Right(s)-of-Way, of record in Instrument No. 20201231-0155322, Register's Office for said County, and all covenants and restrictions contained therein.

Karen Johnson Davidson County
Batch# 811978 DEEDWARR
02/25/2022 01:20:04 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220225-0021788

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4901 Linbar Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 19 day of February, 2022.

American Global LLC

BY: _____

Mulugeta ~~Abebe~~, Authorized Representative

STATE OF Georgia

COUNTY OF Cobb

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mulugeta Abebe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a LLC, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Mulugeta Abebe as such Authorized Representative. as president.

Witness my hand and official seal this 19 day of February, 2022.

My commission expires: August 28, 2022

_____

Notary Public

BETEL MULUGETA NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 28, 2022