WARRANTY DEED

Karen Johnson Davidson County
Batch# 940444 **DEEDWARR**
11/14/2022 09:27:08 AM 2 pgs
Fees: $13.00 Taxes: $3,367.00

20221114-0120944

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timo6, LLC	Same as New Owner	
(NAME)	(NAME)	
100 N. Main St, Ste E-1		072 14 0 043.00 072 14 0 044.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL HULL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMO6, LLC**, HEREINAFTER CALLED THE GRANTEES, 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. 19 and 20 on the Plan of N. J. Gibson's Addition, Lot No. 2 of Cahal Plan of record in Plat Book 161, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helen A. T. Goodloe, a single person by Warranty deed from Fred G. Luna and wife, Rachel A. Luna of record in Book 6832, page 844 Register's Office for Davidson County, Tennessee, dated April 18, 1986 and recorded on April 18, 1986.

Being the same property conveyed to Michael Hull by Warranty Deed from Helen A. T. Goodloe, of record in Instrument No. 20220818-0093614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 0 & 1130 Cahal Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 this 10th day of November, 2022

MICHAEL HULL

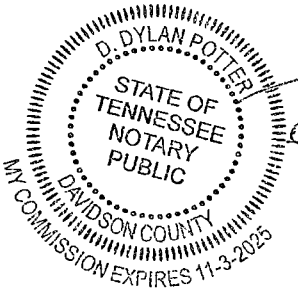
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2022.

Commission expires:



Notary Public