Karen Johnson Davidson County
Batch# 970886 DEEDWARR
02/14/2023 03:21:30 PM 6 pgs
Fees: $33.00 Taxes: $1,036.00
20230214-0010812

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37415-10-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Merchan Properties LLC 124 Piedmont Avenue Nashville, TN 37216	Merchan Properties LLC 124 Piedmont Avenue Nashville, TN 37216	Map and Parcel No.: 07213031700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Patricia A. Kennedy and J. Patrick Kennedy, wife and husband, and Gimli Ltd., a California limited partnership (through its General Partner, Rasara, LLC, a California limited liability company) (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Merchan Properties LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 910 Douglas Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate parties by their duly authorized agents, effective as of the 14th day of February, 2023.

GRANTORS:

Patricia A Kennedy
Patricia A. Kennedy

J Patrick Kennedy
J. Patrick Kennedy

STATE OF CALIFORNIA)
COUNTY OF Alameda)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Kennedy and J. Patrick Kennedy and Gimli Ltd., a California limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2023.

Notary Public
My Commission Expires: June 12th, 2025

ENC1 FELICIA Y. MILLER
COMM. # 2360912
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires June 12, 2025 ENC1

GRANTORS [Continued]:

GIMLI LTD.
a California limited partnership

BY: RASARA, LLC
a California limited liability company
its General Partner

BY: _____
Virginia Smith, Manager

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named VIRGINIA SMITH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of Rasara, LLC, a California limited liability company, the General Partner of the maker Gimli Ltd, a California limited partnership, and she is authorized by the maker, and by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this _____ day of February, 2023

_____
Notary Public
My Commission Expires: _____

See Attached

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On FEBRUARY 10, 2023 before me, LAURA JAN DAMONTE, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared VIRGINIA SMITH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA JAN DAMONTE
Notary Public - California
Contra Costa County
Commission # 2367444
My Comm. Expires Jul 29, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: VIRGINIA SMITH	Signer's Name: _____
☐ Corporate Officer – Title(s): MANAGER	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: RASANA, LLC	Signer is Representing: _____

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EXHIBIT "A"

Land in Davidson County, Tennessee being the westerly 25 feet of No. 33 and the easterly 50 feet of Lot No. 34, on the Plan of Sharpe & Horn's Addition, of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lots No. 33 and 34 front together 75 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and run back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, Ltd., General Partner, R. A. Sara, by Quit Claim Deed from Kenneth L. Dingler and wife, Andrea E. Dingler, of record in Instrument No. 20030926-0142898, in the Register's Office of Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/11/23

GEORGE E. MUDTER, JR.
Dated 2/11/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/11/23

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

