Karen Johnson Davidson County
Batch# 1176198 DEEDWARR
09/03/2024 09:54:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20240903-0067344

Prepared by and Return to:	**New Property Owner:**	**Property Address:**	**Mail Tax Bills To:**	**Tax Parcel No.:**
Norman B. Gerry Friend, Hudak & Harris, LLP Three Ravinia Drive, Suite 1700 Atlanta, GA 30346	TYCAP, LLC Attn: Scott D. Edwards 1717 Lebanon Pike Nashville, TN 37210	1701 Lebanon Pike, Nashville, TN 37210	TYCAP, LLC Attn: Scott D. Edwards 1717 Lebanon Pike Nashville, TN 37210	09400005700

LIMITED WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant affirms that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $1,600,000.00.

TYCAP, LLC

By: Scott D. Edwards
Scott D. Edwards
Managing Member

Subscribed and sworn to before me this 16 day of August 2024.

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public (Seal)

My commission expires: 1-11-25

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made and entered into as of the 30th **day of August 2024** by and between **Rentokil North America, Inc.**, a Pennsylvania corporation qualified as a

foreign corporation to do business in the State of Tennessee ("**Grantor**") whose post office address is **150 Peabody Place, Memphis, Tennessee 38103, being the same property conveyed to Rentokil North America, Inc. by The Terminix International Company L.P. by deed recorded on May 8, 2024, of Batch# 1132245 and bar code 202405080033703, in Davidson County, Tennessee, to which reference is hereby made,** and **TYCAP, LLC**, a Tennessee limited liability company ("**Grantee**") whose post office address is **1717 Lebanon Pike, Nashville, TN 37210**. The words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Million Six Hundred Thousand Dollars ($1,600,000.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on **Exhibit "B"**, attached hereto and incorporated herein by reference.

The Property is improved property and the address is: **1701 Lebanon Pike**
Nashville, TN 37210

IN WITNESS WHEREOF, Grantor by authority duly given, has executed this instrument and sealed this Limited Warranty Deed, effective as of the day and year first above written.

GRANTOR:

Witnessed or attested by:

Rentokil North America, Inc.,
a Pennsylvania corporation

Todd Stinnett
Signature

Todd Stinnett
Print Name

By: _____ (Seal)
William McAllister
General Counsel and Secretary

STATE OF TENNESSEE }
}
COUNTY OF SHELBY } SS:

I CERTIFY THAT on this 26 day of August 2024 before me personally came William McAllister, to me known, who, being duly sworn, said that he is the General Counsel and Secretary of Rentokil North America, Inc., described and which executed the foregoing instrument, and that he signed his name thereto on behalf of the corporation pursuant to all requisite authority.

I CERTIFY THAT on this 26 day of August 2024 before me personally came Todd Stinnett [Witness], to me known, who, being duly sworn, the subscribing witness, signed this proof under oath to attest to the truth of these facts.

Notary Public (Seal)
My commission expires: 4/29/24

LINDSEY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-29-2026

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod set in the southerly margin of Lebanon Pike (also known as U.S. Highway 70) being the northeast corner for this hereon described tract of land and the northwest corner of the TYCAP, LLC property (Instrument No. 20210805-0105669, Register's Office of Davidson County, Tennessee; identified as David Patrick Brumfield III property in prior deeds); thence leaving said margin south 05 degrees 40 minutes 53 seconds west 159.83 feet to an existing concrete monument set in the northerly margin of Lebanon Pike Circle; thence with said margin north 52 degrees 30 minutes 33 seconds west 254.56 feet to an existing concrete monument being the southwest corner for this tract; thence, north 31 degrees 08 minutes 55 seconds east 62.77 feet to new iron rod set in the south margin of Lebanon Pike (also known as U.S. Highway 70); thence running with said margin with a curve to the left having a delta of 07 degrees 27 minutes 40 seconds, a radius of 1,474.39 feet, a tangent of 96.13 feet, a length of 192.00 feet and a chord of south 75 degrees 00 minutes 57 seconds east 191.86 feet to the point of beginning.

Being the same property conveyed to BMO LEASING (U.S.), INC., A DELAWARE CORPORATION, by deed from BOYD ADAMS AND WIFE, DOROTHY ADAMS, of record in Book 10344, page 513, dated February 5, 1997, said Register's Office. BMO GLOBAL CAPITAL SOLUTIONS, INC., A DELAWARE CORPORATION AND F.K.A BANK OF MONTREAL GLOBAL CAPITAL SOLUTIONS, INC. AND BEFORE THAT AS BMO LEASING (U.S.), INC., conveyed said property to WACHOVIA DEVELOPMENT CORPORATION, A NORTH CAROLINA CORPORATION, by Quitclaim Deed of record as Instrument No. 20041022-0127247, dated September 28, 2004, said Register's Office.

WACHOVIA DEVELOPMENT CORPORATION, A NORTH CAROLINA CORPORATION, conveyed said property to SERVICEMASTER ACCEPTANCE CORPORATION, A DELAWARE CORPORATION, by Quitclaim Deed of record as Instrument No. 20100728 0059026, dated July 23, 2010, said Register's Office.

SERVICEMASTER ACCEPTANCE CORPORATION, A DELAWARE CORPORATION, conveyed said property to TERMINIX INTERNATIONAL COMPANY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, by Quitclaim Deed of record as Instrument No. 20190116-0004683, dated December 31, 2017, said Register's Office.

THE TERMINIX INTERNATIONAL COMPANY L.P., A DELAWARE LIMITED PARTNERSHIP, conveyed said property to RENTOKIL NORTH AMERICA, INC., A PENNSYLVANIA CORPORATION, by Quitclaim Deed of record as Instrument No. 20240508 0033703, dated April 1, 2024, said Register's Office.

EXHIBIT "B"

1. Mechanics', Contractors' or Materialmen's liens and lien claims **not** created or caused by Grantor, if any, where no notice thereof appears on record.

2. Liens, encumbrances or claims thereof **not** created or caused by Grantor, which are not shown by the public record.

3. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 094-00-0-057.00.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10292, page 590, and in Book 10344, page 509, said Register's Office.

5. Storm Water Detention Agreement of record in Book 10671, page 536, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 August 30, 2024.
Date

Affiant Signature

August 30, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

