(1)

THIS INSTRUMENT PREPARED BY Lighthouse Title and Escrow, LLC 301 S. Perimeter Park Drive Suite 125 Nashville, TN 37211 PLEASE RETURN TO: Lighthouse Title Company 301 S Perimeter Park Drive Suite 125 Nashville, TN 37211	NEW PROPERTY OWNER: TM Investment, LLC 7035 Stone Run Drive Brentwood, TN 37027	MAIL TAX BILLS TO: Same as new owner	Map and Parcel: **134-13-0-193.00** Karen Johnson Batch # 1196495 10/22/2024 09:49:25 AM Fees: $28.00 Taxes: $9,620.00 20241022-0081920 Davidson County DEEDWARR 5 pgs

WARRANTY DEED

THIS INDENTURE, made and entered into as of this 10th day of October, 2024, by and between **American Global, LLC a Tennessee limited liability company, formerly known as American Global, Inc., a Tennessee Corporation,** (hereinafter "Grantor"), and **TM Investment, LLC a Tennessee limited liability company**, (hereinafter "Grantee");

W I T N E S S E T H:

THAT Grantor for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold and does hereby bargain, sell, transfer, convey, and confirm unto Grantee its undivided interest in and to the following described real estate, situated and being as follows to-wit ("Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same real estate conveyed to Grantor from Daystar Business Group, a Georgia Corporation, by Quitclaim Deed on April 22, 2011, and filed of record April 28, 2011 of record in Instrument Number 20110428-0032407, Register's Office for Davidson County, Tennessee. The address of the Property is: 361 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject to those easements, encumbrances and other matters of record; real property taxes not yet due and payable, and matters which would be shown on an accurate survey of the Property.

Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

American Global, LLC a Tennessee limited liability company

By: _____
Mulu Abebe
Its: Authorized Signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith C. Jacobs, a Notary Public in and for said State and County duly commissioned and qualified, Mulu Abebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signer of American Global, LLC a Tennessee limited liability company (the "Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 10 day of October, 2024

_____
Notary Public

My Commission Expires:

8-21-27

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant: _____

SUBSCRIBED AND SWORN TO before me this 10th day of ~~September~~ October, 2024.

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

_____
Notary Public

My Commission Expires:
9/5/2028

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 202408001

Parcel One:

Being Lot No. 258 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 258 fronts 73 feet on the northerly side of Largo Drive and extends back 147.8 feet on the easterly line and 146.2 feet on the westerly line, to a dead line, measuring 73 feet thereon.

Parcel Two:

Being Lot No. 259 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 259 fronts 70 feet on the northwesterly margin of Largo Drive and extends back between lines 146.2 feet on the northeasterly line and 144.7 feet on the southwesterly, to a line at the rear measuring 70 feet thereon, said rear line being the southwesterly margin of a proposed highway right-of-way.

Parcel Three:

Being Lot No. 260 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 260 fronts 70 feet on the northwesterly side of Largo Drive and run back between lines 144.7 feet on the northeasterly line and 143.1 feet on the southwesterly line to a line at the rear measuring 70 feet, thereon said rear line being the southwesterly margin of a proposed highway.

Parcel Four:

Being Reserved Parcel "C" on the map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel "C" fronts 70.4 feet on the south side of Harding Place and runs back with the easterly boundary line to Lot No. 258, 147.8 feet and with the westerly boundary of Potts Property, 166.3 feet to a concrete monument.

Less and Except that part of Reserve Parcel "C" conveyed to Reese L. Smith, Jr., by Limited Warranty Deed recorded in Book 5078, Page 829, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning with a concrete monument located on the Southern right-of-way of Harding Place and on the Eastern property line of said Reserved Parcel "C", also being the beginning point of access control; thence S 2 degrees 38 minutes W a distance of 117.32 feet to a point: thence N 22 degrees 35 minutes W a distance of 84.57 feet to a point; thence with a curve to the left having a radius of 19.93 feet and a length of 31.77 feet to a point in the southern right-of-way margin of Harding Place, thence with said right-of-way N 66 degrees 04 minutes E a distance of 70.4 feet to a concrete monument; thence S 66 degrees 17 minutes 55 seconds W a distance of 11.15 feet to the point of beginning and containing 0.06 acres, more or less and being part of the property conveyed to Shell Oil Company by Deed recorded in Book 4659, Page 248, said Register's Office.

Less and except all right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to and egress from the surface on the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained reserved and excepted in a previous conveyance of the Premises.

Being the same property conveyed to American Global, Inc., a Tennessee Corporation from Daystar Business Group, a Georgia Corporation, by Quitclaim Deed on April 22, 2011, of record in Instrument Number 20110428-0032407, Register's Office for Davidson County, Tennessee.