Karen Johnson Davidson County
Batch# 1218802 DEEDQC
12/26/2024 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099307

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37536-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tima TN LLC ATTN: Tim Razumovsky 2930 South 44th Street Kansas City, KS 66106	New Owner	04112014500

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Irwin & Irwin Co., Inc., a Tennessee corporation and G&L Leasing, a Tennessee general partnership** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer and quitclaim unto **Tima TN LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revised Subdivision of Commercial Lot 6, Bellshire Estates, Section I, of record in Plat Book 7900, Page 225, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Irwin & Irwin Co., Inc., by Warranty Deed dated March 25, 1990, from Robert L. Eatherly and wife, Frances B. Eatherly, of record in Book 8083, Page 640, Register's Office for Davidson County, Tennessee. The property was further conveyed to G & L Leasing by Quitclaim Deed dated June 10, 1991, from Irwin & Irwin Co., Inc., of record in Instrument No. 20041021-0127074, said Register's Office and further conveyed to G & L Leasing and Construction, L.L.C., by Quitclaim Deed dated October 19, 2004, from G & L Leasing, of record in Instrument No. 20041021-0127075, said Register's Office.

THIS is improved property known as 1109 Darbytown Drive, Nashville, TN 37207.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed has been executed and delivered to correct and/or complete the conveyances which were represented by: 1) the Quitclaim Deed executed on July 9, 1991, and recorded as Instrument No. 20041021-0127074, said Register's Office; and 2) the Quitclaim Deed executed on October 21, 2004, and recorded as Instrument No. 20041021-0127075, said Register's Office, which prior deeds failed to include (a) the name of the corporate entity as part of the signature line on said deeds, and (b) any reference to the corporate entity in the Notary Acknowledgments which were included on said deeds. This quitclaim deed has been executed and delivered as part of the winding up of the affairs of the corporate entities which were dissolved as of December 9, 2024.

Signatures appear on the following page.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of December, 2024.

Irwin & Irwin Co., Inc, a Tennessee corporation

By: _____
Name: Gary Irwin, its President

By: _____
Name: Larry Irwin, its Secretary and Treasurer

G&L Leasing, a Tennessee general partnership

By: _____
Name: Gary Irwin, its Partner

By: _____
Name: Larry Irwin, its Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Irwin and Larry Irwin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary-Treasurer, respectively, of Irwin & Irwin Co., Inc., a Tennessee corporation, the within-named bargainor, and that they as such President and Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary-Treasurer.

WITNESS my hand, at office, this 19th day of December, 2024.

_____
Notary Public
My Commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Irwin and Larry Irwin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Partners of G&L Leasing, a Tennessee general partnership, the within-named bargainor, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by themselves as its Partners.

WITNESS my hand, at office, this 19th day of December, 2024.

_____
Notary Public
My Commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 19th day of December, 2024.

_____
Notary Public
My Commission Expires: Sept 8th, 2026

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and the 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 on DECEMBER 20, 2024.

John T. Cook, Esq.
Date: DECEMBER 20, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this DECEMBER 20, 2024.

Notary Public
My commission expires: OCTOBER 4, 2027

