Karen Johnson Davidson County
Batch# 1218802 DEEDWARR
12/26/2024 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20241226-0099308

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

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) 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, **G&L Leasing and Construction, L.L.C., a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Tima TN LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, 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. The property was further conveyed to G&L Leasing and Construction, L.L.C., a Tennessee limited liability company 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of December, 2024.

G&L Leasing and Construction, L.L.C., a
Tennessee limited liability company

By: _____
Name: Gary Irwin
Its: Member

By: _____
Name: Larry Irwin
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Irwin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of G&L Leasing and Construction, L.L.C., a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

WITNESS my hand, at office, this 10th day of December, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Irwin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of G&L Leasing and Construction, L.L.C., a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

WITNESS my hand, at office, this 10th day of December, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

_____
Affiant

Subscribed and sworn to before me this 18 day of December, 2024.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: OCTOBER 4, 2027

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 04112014500. Current year taxes have been prorated between the parties and paid as part of closing.

3. All matters as shown on the Plan of record in Plat Book 7900, Page 225, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 8060, Page 162, said Register's Office.

5. Restrictive Covenants contained in Instruments, of record in Book 2294, Page 346; Book 2298, Page 109; Book 4476, Page 565; and reinstated in Book 6399, Page 1, said Register's Office.

6. All matters as shown on the Plan of record in Plat Book 2133, Pages 124 and 125, Register's Office for Davidson County, Tennessee.

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

