Karen Johnson Davidson County
Batch# 1219969 DEEDWARR
12/26/2024 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $5,635.10
20241226-0099764

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37620-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tenko, LLC ATTN: Wyn Morro 642 West Iris Drive Nashville, TN 37204	New Owner	11811004000

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, **Gertie Q, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Tenko, 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. 5 of Block "C" on the Map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 60 feet on the easterly side of Azalea Place and runs back 135.7 feet on the northerly line and 154.5 feet on the southerly line to a dead line in the rear, on which it measures 85 feet.
>
> Being the same property conveyed to Gertie Q, LLC by Warranty Deed dated August 23, 2016, from Hampton & Phelps, LLC, of record in Instrument No. 20160824-0088666, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2830 Azalea Place, Nashville, TN 37204.

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 this 23rd day of December, 2024.

Gertie Q, LLC, a Delaware limited liability company

By: _____
Name: Tommy Shaw
Its: Sole Member and Co-Manager

By: _____
Name: Jeanne Shaw
Its: Co-Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tommy Shaw, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and Co-Manager of Gertie Q, LLC, a Delaware limited liability company, the within-named bargainor, and that he as such Sole Member and Co-Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Sole Member and Co-Manager.

WITNESS my hand, at office, this 23rd day of December, 2024.

_____
Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeanne Shaw, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Manager of Gertie Q, LLC, a Delaware limited liability company, the within-named bargainor, and that she as such Co-Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Co-Manager.

WITNESS my hand, at office, this 23rd day of December, 2024.

_____
Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,523,000.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of December, 2024.

_____
Notary Public
My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 11811004000. 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 1130, Page 36, 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 23, 2024.

John T. Cook, Esq.
Date: DECEMBER 23, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this DECEMBER 23, 2024.

Notary Public
My commission expires: OCTOBER 4, 2027

