THIS INSTRUMENT PREPARED BY: Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-0175 Karen Johnson Davidson County Batch# 1228888 DEEDWARRSP 01/22/2025 03:56:30 PM 4 pgs Fees: $23.00 Taxes: $5,868.20 20250122-0005120	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,586,000.00. Affiant Subscribed and sworn to before, this the 22nd day of Jan., 2025. Notary Public My Commission Expires: 11/8/27 BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Name and Address of Property Owner: Justin B. McMillen 141 Wave St. Laguna Beach, CA 92651	Send Tax Bills To: Justin B. McMillen 141 Wave St. Laguna Beach, CA 92651	Map & Parcel Numbers: **103-01-0F-001.00-CO** **103-01-0F-002.00-CO**

SPECIAL WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Ginther** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Justin B. McMillen**, a resident of California, as Grantee (hereinafter referred to as "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A, attached hereto

This is improved commercial property known as 6034A Neighborly Ave., and 6034B Neighborly Ave., Nashville, Davidson County, Tennessee 37209..

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by any action of Grantor.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee against the lawful claims of all persons claiming by or through the actions of Grantor.

In Witness Whereof, Grantor has set Grantor's hand.

John Ginther, Grantor

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared _John Ginther__ to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges to be the Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Franklin, TN, this the 22nd day of January, 2025.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
LEGAL DESCRIPTION

TRACT I

Real property in Davidson County, Tennessee, Being Unit A, as set out and depicted in the Declaration for Covenants, Conditions, and Restrictions for 6034 Neighborly Avenue Townhomes, filed of record at Instrument No. 20160607-0057182, Davidson County Register of Deeds, as amended by filing at Instrument No. 20160712-0071147, said Register's Office, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

Being a portion of the same property conveyed to Larry Thorne by Warranty Deed from Estate of Edith Kelton By: Lester Paul Kelton, Jr. and Lois Painter and Christine Hennessee of record in Instrument No. 20140108-0002130 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on August 08, 2014.

Being a portion of the same property conveyed to Global Motors Sports, Inc., a Tennessee Corporation by Quitclaim Deed from Larry Thorne of record in Instrument No. 20151203-0122007 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 03, 2015.

TRACT II

Real property in Davidson County, Tennessee, Being Unit B, as set out and depicted in the Declaration for Covenants, Conditions, and Restrictions for 6034 Neighborly Avenue Townhomes, filed of record at Instrument No. 20160607-0057182, Davidson County Register of Deeds, as amended by filing at Instrument No. 20160712-0071147, said Register's Office, to which reference is hereby made for a more full and complete description of the Unit and its ancillary rights, appurtenances, and the like, the rights to which are also conveyed herein.

Being a portion of the same property conveyed to Larry Thorne by Warranty Deed from Estate of Edith Kelton By: Lester Paul Kelton, Jr. and Lois Painter and Christine Hennessee of record in Instrument No. 20140108-0002130 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on August 08, 2014.

Being a portion of the same property conveyed to Global Motors Sports, Inc., a Tennessee Corporation by Quitclaim Deed from Larry Thorne of record in Instrument No. 20151203-0122007 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 03, 2015.

BEING the same property conveyed to John Ginther by Quitclaim Deed from Global Motors Sports, Inc., a Tennessee Corporation of record in Instrument No. 20151203-0122008 , Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 03, 2015.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 on January 22, 2025 (date of document).

Affiant Signature

January 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON