THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16724-BW

Karen Johnson Davidson County
Batch # 1240484 **DEEDWARR**
02/25/2025 11 32 06 AM 2 pgs
Fees $13 00 Taxes $2,164 50

20250225-0013826

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 6-23-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tim06, LLC	**Tim06, LLC**	
817 Horner Avenue	855 Springfield Hwy, Ste 112	118-02-0-153.00
Nashville, TN 37204	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert L. McClain, a widower**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim06, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 51 on the Plan of Map of Kirkwood Heights Subdivision, Section 4, a part of The W.T. Berry Estate of record in Plat Book 1130, Page 18, in the Register's Office for Davidson County, Tennessee

Said Lot No 51 fronts 60 0 feet on the southerly margin of horner Street, and runs back between parallel Lines measuring 157 0 feet on each line to a dead line in the rear measuring 60 0 feet thereon.

Being the same property conveyed to Robert L McLean and wife, Maggie O McLean by Warranty Deed from Robert P Pearson and wife, Mary Blazer Pearson of record in Book 4078, page 304, Register's Office for Davidson County, Tennessee, dated November 10, 1966 and recorded on November 17, 1966 and Affidavit of Identity and Instrument of Correction recorded on February 16, 1996 in Book 9596, Page 788, and Book 9596, Page 785, said Register's Office Said Affidavits of Identity and Instrument of Correction is to correct the misspellings of Robert L McLean and Maggie O McLean to the correct spellings of Robert L McClain and Maggie O McClain

The said Maggie O McClain having since died on March 13, 2021, leaving Robert L McClain as sole owner of the above-described property as the surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **817 Horner Avenue, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this the 21st day of February, 2025.

Robert L McClain by Stacey McClain, Attorney in Fact

Robert L McClain
BY: Stacey McClain, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert L. McClain, as his attorney in fact, as the free act and deed of the within named Robert L. McClain.

Witness my hand and official seal at Brentwood, TN this 21st day of February, 2025.

Notary Public

My Commission Expires: 10-4-27

