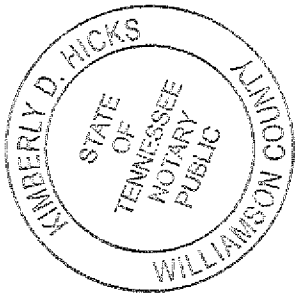
Karen Johnson Davidson County
Batch# 1252420 DEEDWARR
03/27/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20250327-0022824

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-31-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Focus on the 1 LLC	New Owner	142-00-0-247.00
(NAME)	(NAME)	
5527 Iron Gate Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kinsman Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Focus on the 1 LLC, a Tennessee nonprofit limited liability company**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8-8, on the plan of SECOND RESUBDIVISION OF LOT 8, BELLEVUE CENT ER, SECTION 3, of record in Plat Book 5210, Page 388, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the northwest corner of the herein described tract and the northeast corner of Lot 1 as recorded on the plat of Bellevue Center, Section 3, recorded in Book 5200, Page 103, and proceeding as follows:

1. With the south right-of-way of Belle Forest Circle, easterly along said right-of-way and with a 330.86' radius curve to the right, a distance of 123.67' to a concrete monument; thence

2. Continuing with said right-of-way, North 63 deg. 36' East a distance of 58.98' to an iron pin; thence,

3. Leaving said right-of-way, South 51 deg. 24' East a distance of 215.3' to an iron pin: thence,

4. South 50 deg. 30' West a distance of 26.05' to a concrete monument thence,

5. South 44 deg. 33' West a distance of 148.0' to a concrete monument thence,

6. North 51 deg. 24' West a distance of 249. 7 4' to the point of beginning and containing 41,122.628 square feet, or 0.944 acres, more or less, as per survey by Turner Engineering Company dated June 12, 1981.

INCLUDED in the above description is the joint parking easement as shown on said survey and a pavement encroachment as shown.

Being the same property conveyed to Kinsman Company, LLC, a Tennessee limited liability company by Warranty Deed dated 04/13/2018 from J.D. Eatherly and Richard G. Conners and Primo Holdings, a Tennessee general partnership, of record in Instrument No. 20180416-0035621, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plats of record in Plat Book 5200, Page 103, as resubdivided in Plat Book 5190, Page 363 and Plat Book 5210, Page 388, Register's Office for Davidson County, Tennessee.
Restrictive Covenant of record in Book 5205, Page 123, Register's Office for Davidson County, Tennessee.
Joint parking easement as shown on plat of record in Plat Book 5210, Page 388, and set out in Deeds of record in Book 5780, Page 696, Instrument No. 20030701-0090370 and Instrument No. 20180416-0035621, Register's Office for Davidson County, Tennessee.
Easements of record in Book 5205, Page 114, and Book 5205, Page 116 as re-recorded in Book 5216, Page 759, Register's Office for Davidson County, Tennessee.
Cross Easement of record in Book 5205, Page 125, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 130 Belle Forest Circle, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 26 day of March, 2025.

Kinsman Company, LLC, a Tennessee limited liability company

BY: _____
Matthew Martin
Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Matthew Martin, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Kinsman Company, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office, this 26 day of March, 2025.

Kimberly D Hicks
Notary Public
Printed Name: the undersigned
My Commission Expires: 1-27-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC; 121 1st Avenue South, Suite 200, Franklin, TN 37064

File No.: 2024-1014
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 26 day of March, 2025.

K. Thomas Sidwell
Date: 03/26/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

