WARRANTY DEED

Karen Johnson
Batch # 1252518
03/27/2025 10:25:14 AM
Fees: $13.00 Taxes: $2,627.00

Davidson County
DEEDWARR
2 pgs

20250327-0022931

LORI KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-25-720

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timo6, LLC	Same	102 15 0 007.00
(NAME)	(NAME)	
855 Springfield Hwy Ste 112 Goodlettsville, TN 37072	,	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CORNERSTONE INVESTMENTS, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIMO6, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 364 on the Plan of Brook Meade, Section X, of record in Book 2331, Page 135, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation, from Judith Gail Wyatt now known as Judith Gail Caplan, unmarried, by Warranty Deed dated June 12, 2023, recorded June 13, 2023, in Instrument No. 20230613-0044927, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation, from Cornerstone Investments, Inc., a Tennessee Corporation, by Quitclaim Deed dated August 18, 2023, recorded August 18, 2023, in Instrument No. 20230818-0064749, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 720 Adkisson Lane, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 25th day of March, 2025

Cornerstone Investments, Inc., a Tennessee corporation

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Riley Herrick of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a Corporation, and he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 25th day of March, 2025.

_____
Notary Signature

Printed Name: Riley Herrick

My commission expires: 05/08/2028

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171