BOX 10-B

Karen Johnson Davidson County
Batch # 1254235 DEEDWARR
03/31/2025 02:57:42 PM 2 pgs
Fees: $13.00 Taxes: $1,274.65

20250331-0024240

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$344,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF **MARCH, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER J. SEPULVEDA & PAUL D. HEAD	**VALON MORTGAGE, INC.**	**083-05-0-159.00**
(NAME) **9830 YOAKUM DR.**	(NAME) **14647 S. 50TH ST., SUITE A-150**	
(ADDRESS) **BEVERLY HILLS, CA 90210**	(ADDRESS) **PHOENIX, AZ 85044**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. SEPULVEDA, AN UNMARRIED MAN, AND PAUL D. HEAD, AN UNMARRIED MAN, AS TENANTS IN COMMON,**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's Property, as of record in Book 421, Page 65, of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being the same property conveyed to JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ, A 1/4TH UNDIVIDED INTEREST AND KURT JAMES ROCHLITZ AND WIFE, MARY LYNN ROCHLITZ, A 1/4TH UNDIVIDED INTEREST AND TIMOTHY M. KENEFICK, A 1/2 UNDIVIDED INTEREST, by deed from ROBERT L. KAATRUDE AND WIFE, DAWN GILBERT KAATRUDE, of record in Instrument No. 20041119-0139299, dated November 19, 2004, said Register's Office.

JAMES E. ROCHLITZ (ALSO KNOWN AS JAMES ROCHLITZ) AND WIFE, JEAN ROCHLITZ, KURT JAMES ROCHLITZ (ALSO KNOWN AS KURT ROCHLITZ) AND WIFE, MARY LYNN ROCHLITZ AND TIMOTHY M. KENEFICK (ALSO KNOWN AS TIMOTHY KENEFICK) further conveyed to TIM'S PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20051122-0141070, dated November 21, 2005, said Register's Office.

TIM'S PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed to TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20070314-0031127, dated March 12, 2007, said Register's Office.

TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed to KURT ROCHLITZ, by quitclaim deed of record in Instrument No. 20080714-0071981, dated July 14, 2008, said Register's Office. KURT ROCHLITZ further conveyed to JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ, by quitclaim deed of record in Instrument No. 20081210-0119034, dated December 6, 2008, said Register's Office. JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ further conveyed to TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20100218-0012553, dated February 18, 2010, said Register's Office.

JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ, KURT JAMES ROCHLITZ AND WIFE, MARY LYNN ROCHLITZ AND TIMOTHY M. KENEFICK, BEING ALL THE MEMBERS OF THE ENTITY FORMERLY KNOWN AS TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, further conveyed to TIM'S PROPERTIES, TOO, G.P, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20101203-0096618, dated December 3, 2010, said Register's Office.

TIM'S PROPERTIES, TOO, G.P, A TENNESSEE GENERAL PARTNERSHIP, further conveyed to JAMES E. ROCHLITZ AND WIFE, JEAN ROCHLITZ, by quitclaim deed of record in Instrument No. 20130521-0051034, dated May 21, 2013, said Register's Office.

JAMES E. ROCHLITZ having died on April 26, 2016 leaving Jean Rochlitz the surviving tenant by the entirety. JEAN ROCHLITZ further conveyed to TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20170301-0020356, dated March 1, 2017, said Register's Office.

TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed to JEAN ROCHLITZ, by quitclaim deed of record in Instrument No. 20200204-0012703, dated January 28, 2020, said Register's Office.

JEAN ROCHLITZ, UNMARRIED further conveyed to TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20210720-0097414, dated July 19, 2021, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 65; Utility Easement of record in Book 7602, page 245, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1029 MANSFIELD AVENUE, NASHVILLE, TN 37206**
(House Number) (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, 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 my hand this 28th day of March, 2025.

TIM'S PROPERTIES, TOO, LLC
A Tennessee Limited Liability Company

By: Timothy Kenefick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TIMOTHY KENEFICK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Tim's Properties, Too, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Tim's Properties, Too, LLC,** by himself as such Member.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2025.

My Commission expires: March 3, 2026

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public