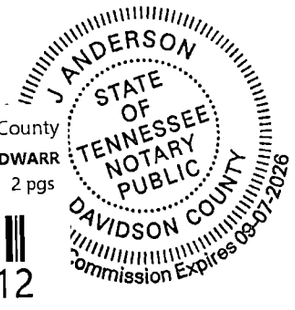
WARRANTY DEED



Karen Johnson
Batch # 1265307
04/28/2025 11 12 38 AM
Fees $13 00 Taxes $5,642 50



20250428-0032412

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014	Same as New Owner	
(NAME)	(NAME)	
2209 Crestmoor Road, Suite 100		144-04-0-004 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PM CAFE, LLC D/B/A MYINT ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST, DATED JULY 21, 2014,** 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

Being a certain tract or parcel of land in Davidson County, Tennessee, and being Lot No. 9 in Block "O" as shown on the Plan of Tyne Meade, Section 3 as of record in Book 1424, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Win Myint and wife, Prapasri K. Myint by Warranty deed from Eunice Pearl Shaffer, Geraldine H. Nix, J. W. Hill, Carolyn Beck, Dallas Eugene Hill, Lloyd Dalton Hill, Reginald Hill Miller, Ruby Nell Dunn, Olita Irene Calvert, Aubrey Owen Hill, Thomas Francis Hill, Jr., Joan Cawthon, Lowell Monroe Hill, John Michael Miller, II and Faye Bell, being the heirs-at-law of the Estate of Juanita H. Hinds. intestate of record in Book 6896, page 220, Register's Office for Davidson County, Tennessee, dated June 09, 1986 and recorded on June 24, 1986.

The said Prapasri K. Myint having since died on October 06, 2018, leaving Win Myint as surviving tenant by the entirety.

The said Win Myint having since died on November 04, 2019 and her estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 20P-2208.

Being a portion of the same property conveyed to Anna Myint and Arnold Myint, as tenants in common by Quitclaim Deed from Anna Myint and Arnold Myint, Co-Executors of The Estate of Win Myint a/k/a U. Win Myint deceased of record in Instrument No. 20210604-0075130 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 04, 2021.

Being a portion of the same property conveyed to PM Cafe, LLC d/b/a Myint Estate, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Anna Myint and Arnold Myint, as tenants in common of record in Instrument No. 20210604-0075131 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 04, 2021 and Affidavit of Scriveners Error recorded on June 22, 2021 of record in Instrument No. 20210622-0084044.

Being the same property conveyed to the herein named Grantors by Corrective Deed of record in Instrument No. 20250428-0032411 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property known as 2215 Hemingway Drive, Nashville, TN 37215
(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, 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 my hand this 24th day of April, 2025

PM CAFE, LLC D/B/A MYINT ESTATE, LLC

BY: _____

ANNA MYINT, MEMBER

_____

ARNOLD MYINT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Anna Myint and Arnold Myint, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of PM Café, LLC d/b/a Myint Estate, LLC, and that he as such Members of PM Café, LLC d/b/a Myint Estate, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Members of PM Café, LLC d/b/a Myint Estate, LLC

Witness my hand and official seal this 24th day of April, 2025.

Commission expires

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27