Karen Johnson Davidson County
Batch# 1278321 DEEDWARRSP
05/28/2025 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $13,320.00
20250528-0041659

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00. Sharon D. Muller **Affiant** Subscribed and sworn to before me, this 27th day of May, 2025. Notary Public My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Basilico Timo, LLC Attn: Mark Shvartsman 1100 Menzler Road Nashville, TN 37210	NEW OWNER	106-06-0-095.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KWI PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer

and convey unto **BASILICO TIMO, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Lots 1 & 2 on the Plan of: Resubdivision of the Bradley Candy Property, of record as Instrument No. 20051230-0156522 (erroneously shown as Book 9700, page 170 in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to KWI Properties, LLC, a Tennessee limited liability company, by deed from Roger Dale Haywood and Larry Harlan Lane, of record as Instrument No. 20211201-0158598, dated November 15, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20051230-0156522, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants set forth in deed of record in Book 10019, page 752, Register's Office for Davidson County, Tennessee.

4. Easement(s) of record as Instrument No. 20120228-0017172, and as Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the premises, if any, embraced within the right-of-way of the CSX Railroad.

This is improved property known as 1100 Menzler Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 27th day of May, 2025.

KWI PROPERTIES, LLC, a Tennessee limited liability company

Adam Ingram, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADAM INGRAM**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of May, 2025.

Notary Public

My Commission Expires: 8/19/2025



True Copy Certification

I, Heather A. Derrick, do hereby make oath that I am a licensed attorney and/or the 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 May 27, 2025.

Affiant Signature

Date: May 27, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025