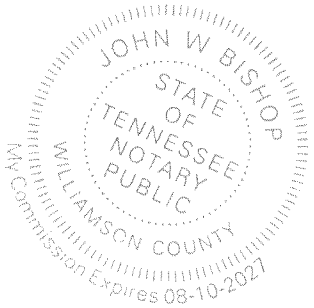
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00

Denise Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1326901 DEEDWARR
09/25/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $20,350.00
20250925-0076701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Timothy Michael Johnson, Trustee, B & C Trust dated June 30, 2014	NEW OWNER	
(NAME) 225 108th Avenue NE, Suite 800	(NAME)	145 04 0 013.00
(ADDRESS) Bellevue, WA 98004	(ADDRESS)	
(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, WE, **1038 TYNE COTTAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY MICHAEL JOHNSON, TRUSTEE, B & C TRUST DATED JUNE 30, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the PART OF OVERTON LEA ESTATE, LEALAND MANOR, FOURTH ADDITION, REVISED, as of record in Plat Book 1424, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 260 feet on the Northerly side of Tyne Boulevard and runs back 735.7 feet on the Easterly line and 729.8 feet on the Westerly line to a deadline, measuring 238.7 feet thereon.

Being the same property conveyed to 1038 Tyne Cottage, LLC, A Tennessee Limited Liability Company, by Special Warranty Deed from Carol L. Garfield, Trustee of the Crumpacker Family Trust U/T/A May 12, 2011, of record in Instrument No. 20250623-0048977, in the Register's Office of Davidson County, Tennessee, dated June 18, 2025, and recorded on June 23, 2025.

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 X
This is improved property, known as 1038 Tyne Blvd, Nashville, TN 37220

(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 25th day of September, 2025

1038 TYNE COTTAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

TYLER PENNINGTON, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **Tyler Pennington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President of 1038 Tyne Cottage, LLC** the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal this 25th day of September, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/4/27

Commission expires:

Notary Public

Witness my hand this 25th day of September, 2025

TYLER PENNINGTON, MANAGING MEMBER OF JH2, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **Tyler Pennington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Managing Member of JH2, LLC a member of 1038 Tyne Cottage, LLC**, the within named bargainor, a limited liability company and that he as such managing member of JH2, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of JH2, LLC, member of 1038 Tyne Cottage, LLC.

Witness my hand and official seal this 25th day of September, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2025-1206

True Copy Certification

I, **Denise Woods,** 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 this the 25 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/25/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027