WARRANTY DEED

Karen Johnson Davidson County
Batch# 1352824 DEEDWARR
12/02/2025 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20251202-0095441

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.3.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IMAX Motors LLC	HomeXpress Mortgage Corp	098-00-0-056.00 098-00-0-198.00
(NAME)	(NAME)	
2021 Hawks Nest Drive	1936 East Deere Avenue, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Santa Ana, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Donna C. Ramsey and Marilynn T. Decker, CO-Trustees of The Mary Ann Thompson Revocable Trust,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **IMAX Motors LLC and Ali Al-Gatrani,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
A tract or parcel of land more particularly described according to an unrecorded survey dated May 21, 1972, by Donald W. Fortner, Civil Engineer, as follows:

Beginning at a nail or monument in the center of John Hagar Road, the northwest corner of a tract or parcel heretofore conveyed to Bill Hugh Mason, etux, from Walter C. Hagar by installment deed of record in Book 4673, page 43, Register's Office for said County; thence South 1 degree-56 minutes West 15 feet to a concrete monument and thence continuing South 1 degree 45 minutes West 1,361.9 feet to a concrete monument, the southwest corner of the aforesaid tract: thence South 89 degrees 14 minutes West 330 feet to a concrete monument; thence North 2 degrees 28 minutes East 1,366.59 feet to a concrete monument, and continuing North 2 degrees 28 minutes East 15 feet to a nail or monument in the center of John Hagar Road; thence with the center of said road North 89 degrees 59 minutes East 316.81 feet to the point of beginning.

LESS AND EXCEPT a 5.003-acre tract or parcel of land conveyed to Marilynn Thompson Decker by Quitclaim Deed from James P. Thompson and wife, Mary Ann Thompson, dated 07/14/1998 and recorded in Book 11056, Page 383, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James P. Thompson and wife, Mary Ann Thompson by Warranty Deed from Resolution Trust Corporation as receiver for Investors Federal Savings Bank F.S.B, dated 12/28/1990 and recorded in Book 8267, Page 9, Register's Office for Davidson County, Tennessee.

The said James P. Thompson having since died on 08/06/2002 leaving Mary Ann Thompson as the sole surviving tenant by the entirety.

Being the same property conveyed to Mary Ann Thompson, Donna C. Ramsey and Marilynn T. Decker, Co-Trustees of the Mary Ann Thompson Revocable Trust by Quitclaim Deed from Mary Ann Thompson, a single woman, dated 04/21/2014 and recorded in Instrument 201404220033568, Register's Office for Davidson County, Tennessee.

TRACT 2:

Being a parcel of Land located in Davidson County and being a portion of the property conveyed to Bridgewater Hermitage, LLC, as recorded in Instrument Number 20041215-0149116, R.O.D.C., TN, and being more particularly described as follows; Commencing from the Southwest corner of the aforementioned parent tract, a point in the centerline of John Hagar Road; Thence, with said centerline with a curve to the right having a radius of 877.84 feet, a length of 174.02 feet and a chord bearing and distance of North 88 Degrees 50 Minutes 27 Seconds East, 173.74 feet; Thence, South 85 Degrees 28 Minutes 48 Seconds East, 24.92 feet; Thence, South 84 Degrees 47 Minutes 40 Seconds East, 240.33 feet; Thence, South 84 Degrees 49 Minutes 14 Seconds East, 96.00 feet to the True Point of Beginning, said point also being North 70 Degrees 33 Minutes 52 Seconds East, 102.33 feet from the Northwest corner of Hagar's Grove, Phase One, as recorded in Instrument Number 20040614-0069738, R.O.D.C., TN; Thence, leaving said centerline with a proposed Right of Way of New John Hagar Road as shown on said unrecorded plat, North 48 Degrees 36 Minutes 21 Seconds East, 6.21 feet; Thence, with a curve to the left having an arc length of 173.33 feet, a radius of 632.00 feet, and a chord bearing and distance of North 65 Degrees 58 Minutes 42 Seconds East, 172.78 feet; Thence, with a curve to the right having an arc length of 38.10 feet, a radius of 25.00 feet, and a chord bearing and distance of South 78 Degrees 13 Minutes 27 Seconds East, 34.52 feet; Thence, South 34 Degrees 34 Minutes 12 Seconds East, 51.47 feet to a point intersecting the new proposed Right of Way and the property of James P. Thompson, ET UX as extended across the existing John Hagar Road as recorded in Book 8267, Page 9, R.O.D.C., TN; Thence, South 06 Degrees 33 Minutes 29 Seconds West, 44.55 feet to a point in the centerline of John Hagar Road; Thence, North 85 Degrees 09 Minutes 36 Seconds West, 123.32 feet; Thence, North 84 Degrees 49 Minutes 14 Seconds West, 97.91 feet to the point of beginning, and Containing 11,574 Square Feet, or 0.27 Acres, more or less, according to the survey of Michael Williamson, R.L.S. Tennessee License No. 1906, Hart, Freeland & Roberts, 7101 Executive Center Drive, Brentwood, Tennessee 37027.

Being part of the same Property conveyed to Bridgewater Hermitage, LLC by Deed of record as Instrument No. 20041215-0149116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Thompson from Bridgewater Hermitage LLC, by Quitclaim Deed and Right of Way Abandonment and Maintenance Agreement dated 09/29/2005 and recorded in Instrument No. 200509290017150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Thompson, Donna C. Ramsey and Marilynn T. Decker, Co-Trustees of the Mary Ann Thompson Revocable Trust by Quitclaim Deed from Mary Ann Thompson, a single woman, dated 04/21/2014 and recorded in Instrument No. 201404220033569, Register's Office for Davidson County, Tennessee.

The said Mary Ann Thompson having since died on 01/11/2025, leaving Donna C. Ramsey and Marilynn T. Decker as Co-Trustees of the Mary Ann Thompson Revocable Trust.

TOGETHER WITH the portion of John Hagar Road that was closed and abandoned by council bill of Metropolitan Government of Nashville-Davidson County, Tennessee, approved on 11/17/2011 by Ordinance No. BL2011-14.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5181 John Hagar Road, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 14th day of November, 2025.

MARY ANN THOMPSON REVOCABLE TRUST

Donna C. Ramsey, Co-Trustee

Marilynn T. Decker, Co-Trustee

Donna C. Ramsey, heir at law

Marilynn T. Decker, heir at law

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donna C. Ramsey and Marilynn T. Decker as Co-Trustees of the Mary Ann Thompson Revocable Trust, and the heirs at law of Marilynn T. Decker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Co-Trustees of the Mary Ann Thompson Revocable Trust, and the heirs at law of Marilynn T. Decker,** and that he/she being authorized so to do, executed the foregoing instrument by signing in the name of the Trust for the purposes therein contained.

Witness my hand and Official seal this 14th day of November, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 2753207
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 NOVEMBER 14, 2025.

Lissa Groom
Affiant
Date: NOVEMEBER 14, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of NOVEMBER, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON