THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454215

Karen Johnson Davidson County
Batch # 1452021 DEEDWARR
07/28/2026 09:31:01 AM 2 pgs
Fees: $13.00 Taxes: $6,186.40
20260728-0068392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,672,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MKHTN LLC 456 Clarksburg Pl Brentwood, CA 94513	New Owner	Tax Parcel ID No. 10610001800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher & Kristi McGimsey, GP, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MKHTN LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sain Industrial Park, Section Three, of record in Plat Book 5190, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to CK2A Investments, LLC, a Tennessee limited liability company by Warranty Deed from Larry Vastano and Darlene Vastano, of record in Instrument No. 20241203-0093845, in the Register's Office for Davidson County, Tennessee, dated December 3, 2024, and recorded on December 3, 2024. By a filing made with the Office of the Secretary of State of Tennessee on October 10, 2025, CK2A Investments, LLC, converted its entity type and changed its business and legal name to Christopher & Kristi McGimsey, GP, a Tennessee general partnership.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAN OF SAIN INDUSTRIAL PARK, SECTION THREE, as recorded in Plat Book 5190, Page 707.

This is improved property located at 255 Blanton Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2026.

Christopher & Kristi McGimsey, GP

BY: Christopher M. McGimsey, Partner

BY: Kristi A. McGimsey, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christohper M. McGimsey and Kristi A. McGimsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Christopher & Kristi McGimsey, GP, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 17th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030