THIS INSTRUMENT PREPARED BY:
PATRICK R. HUGHES
Dressman Benzinger LaVelle psc
Thomas More Park
207 Thomas More Parkway
Crestview Hills, KY 41017

Karen Johnson Davidson County
Batch# 498538 DEEDWARR
10/19/2020 03:32:30 PM 5 pgs
Fees: $28.00 Taxes: $4,754.50
20201019-0121576

ADDRESS NEW OWNER AS FOLLOWS:
813 MADISON INDUSTRIAL LLC
2203 Fowler Street
Cincinnati, OH 45206
Attn: Gary Rudolf

SEND TAX BILLS TO:
SAME

TAX MAP and PARCEL NUMBER
043 03 0 018.00

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of October, 2020, by and between **TERRENCE J. CLYNE, TRUSTEE OF THE TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015**, of 28 Concord Park East, Nashville TN 37205, Grantor, and **813 MADISON INDUSTRIAL DRIVE, LLC, a Tennessee limited liability company,** of 2203 Fowler Street, Cincinnati, OH 45206, Grantee:

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, to them in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Revised Plan of Rivergate Industrial Park, Section Three, of record in Book 6200, page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

TERRENCE J. CLYNE

Being the same property conveyed to ~~TERRANCE~~ J. CLYNE, TRUSTEE OF THE TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015 by deed from J. RICHARD SHELLEY AND CAROL ANN HARRIS (F/KA/CAROL SHELLEY), of record in Instrument 202003050024727, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to easements and restrictions as set forth in Instrument 202003050024727.

This is improved property known as 813 Madison Industrial Road, Madison, Davidson, County, Tennessee.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever. And said Grantor, for themselves and their heirs, executors and assigns, does hereby covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

GRANTOR:

TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015

TERRANCE J. CLYNE, TRUSTEE
TERRENCE J. CLYNE, TRUSTEE

STATE OF WVa)
) SS.
COUNTY OF Greenbrier)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **TERRANCE J. CLYNE, TRUSTEE OF THE TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of October, 2020.

Dixie Bush (Dixie Bush)
Notary Public

My Commission Expires: September 27, 2021

Official Seal
Notary Public, State of West Virginia
Dixie Lee Bush
The Greenbrier Hotel
300 West Main
White Sulphur Springs WV 24986
My commission expires September 27, 2021

I hereby swear or affirm that the actual consideration or true value of this transfer, or value of property transferred, whichever is greater, is $1,285,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

AFFIANT
Print Name: _____

Sworn to and subscribed before me this
_____ day of October, 2020.

Notary Public
My Commission Expires: _____

915090v1

STATE OF_____)
) SS.
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **TERRANCE J. CLYNE, TRUSTEE OF THE TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of _____, 2020.

_____
Notary Public

My Commission Expires: _____

I hereby swear or affirm that the actual consideration or true value of this transfer, or value of property transferred, whichever is greater, is $1,285,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

_____
AFFIANT
Print Name: JEFF HUDEPOHL

Sworn to and subscribed before me this
19th day of October, 2020.

_____
Notary Public
My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

MICHELLE R. DEAN
Notary Public, State of Ohio
My Commission Expires 11-30-2023

915090v1

True Copy Certification

I, Amy Klute, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy Klute
Signature

State of Kentucky

County of Kenton

Personally appeared before me, [Name of Notary] Joanne S. Flanagan, a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Joanne Flanagan
Notary's Signature

My Commission Expires: 10/5/22
Notary' Seal (if on paper)

JOANNE S. FLANAGAN
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # 610102
MY COMMISSION EXPIRES OCTOBER 5, 2022

* Amy Klute