This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 800132 DEEDWARRSP
02/03/2022 02:07:30 PM 6 pgs
Fees: $33.00 Taxes: $4,347.50
20220203-0012988

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
TKM Properties, LLC 30 Middleton Avenue Nashville, TN 37210	TKM Properties, LLC 30 Middleton Avenue Nashville, TN 37210	Map/Parcel 118-11-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PATTON LOGISTICS, INC.,** an Illinois corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TKM PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of January, 2022, but is effective as of the 21st day of January, 2022.

GRANTOR:

PATTON LOGISTICS, INC.,
an Illinois corporation

By: _____
Name: Spencer Patton
Its: President

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Spencer Patton, the President of Patton Logistics, Inc., an Illinois corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as President executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name, as such President.

Witness my hand and official seal this 19th day of January, 2022.

My Commission Expires:
12-21-2024

_____
Notary Public

MELANIE A PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Dec. 21, 2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,175,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 21st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Berry Hill Subdivision of record in Plat Book 3300, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patton Logistics, Inc., an Illinois corporation by Warranty Deed of record in Instrument No. 20151123-0118729, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Berry Hill Subdivision of record in Book 3282, Page 204, as affected by Book 4363, Page 826, Book 4407, Page 887, and Instrument No. 20110412-0028149 in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement dated 01/05/2022, of record at Instrument No. 20220105-0002258, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 January 19, 2022 (date of document).

Affiant Signature

January 19, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202202030012988