Name and Address of New Owner:
Eleven See 1703 LPC LLC
28 West 27th St., Second Floor
New York, NY 10001

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 953533 DEEDWARR
12/20/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20221220-0131512

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 094-00-0-090.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rich Harris and wife, Janice Annette Harris, individually and d/b/a Titan Intermodal Group**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eleven See 1703 LPC LLC, an Ohio Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Darlene Wood, Trustee, Two Lot Property Subdivision, of record in Plat Book 9700, Page 430, 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 Rich Harris and wife, Janice Annette Harris, individually and d/b/a Titan Intermodal Group by Warranty Deed from David Stonestreet and wife, Faye Stonestreet of record in Instrument No. 20080812-0082938, Register's Office for Davidson County, Tennessee, dated August 04, 2008 and recorded on August 12, 2008.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 15th day of December, 2022.

Rich Harris individually and DBA TITAN INTERMODAL GROUP

Rich Harris, individually and d/b/a
~~Titan Intermodal Group~~

Janice Annette Harris, individually and DBA Titan Intermodal group

Janice Annette Harris, individually and d/b/a
Titan Intermodal Group

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said State and County, **Rich Harris and Janice Annette Harris, individually and d/b/a Titan Intermodal Group**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2022.

Jacqueline G Brown

Notary Public
My commission expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,900,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of December, 2022.

Jacqueline G. Brown

Notary Public
My commission expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. LG-22-3504

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 12/15/2022.

Date

Affiant Signature

12/20/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2022.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)