Karen Johnson Davidson County
Batch# 974221 DEEDWARR
02/24/2023 03:28:30 PM 6 pgs
Fees: $33.00 Taxes: $29,600.00
20230224-0013367

THIS INSTRUMENT WAS PREPARED BY:
Stewart G. Austin, Jr.
Glankler Brown, PLLC
6000 Poplar Avenue, Suite 400
Memphis, Tennessee 38119

AFTER RECORDING RETURN TO:
First American Title Insurance Company
611 Commerce Street, Suite 3101
Nashville, Tennessee 37203

NAME AND ADDRESS OF NEW OWNER:
Coburn Supply Company, Inc.
350 Pine Street, Suite 850
Beaumont, Texas 77701

SEND TAX BILL TO:
Coburn Supply Company, Inc.
350 Pine Street, Suite 850
Beaumont, Texas 77701

TAX PARCEL NO.:
079 00 0 021.00

PROPERTY ADDRESS:
7115 Cockrill Bend Boulevard, Nashville, Tennessee

WARRANTY DEED

THIS INDENTURE, is made and entered into as of the 23 day of February, 2023 by and between **Chris-More, Inc.**, a Tennessee corporation ("Grantor") and **Coburn Supply Company, Inc.**, a Texas corporation (the "Grantee").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described in Exhibit "B" attached hereto, and that it will warrant and forever defend the title and quiet possession against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CHRIS-MORE, INC., a Tennessee corporation

By: _____
Robert W. Christiansen, President

STATE OF TENNESSEE:
COUNTY OF MAURY

Personally appeared before me, a notary public in and for said State and County, duly commissioned and qualified, Robert W. Christiansen, the President of Chris-More, Inc., a Tennessee corporation, with whom I am personally acquainted, or who proved to me to be on the basis of satisfactory evidence, and who acknowledged that he executed the above instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this 23 day of February, 2023.

My Commission Expires: _____

WILLIAM E. BLACKSTONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires November 20, 2024

_____
Notary Public

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 23 day of February, 2023.

My Commission Expires: _____

_____
Notary Public

WILLIAM E. BLACKSTONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires November 20, 2024

4853-9069-7042, v. 1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,000,000.00, 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 24 day of February, 2023.

Notary Public

My Commission Expires: 11/3/25

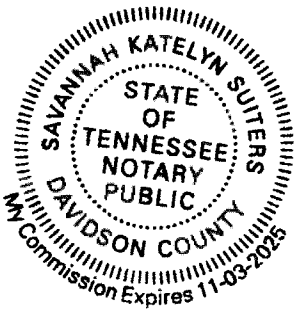


EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF COCKRILL BEND INDUSTRIAL ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO YOUNG SALES CORPORATION OF RECORD IN DEED BOOK 8150, PAGE 448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, ALONG SAID ROAD, N 80° 33' 00" EAST, A DISTANCE OF 48.80 FEET TO AN IRON ROD; THENCE, NORTH 80° 45' 00" EAST, A DISTANCE OF 141.05 FEET TO AN IRON ROD; THENCE, LEAVING SAID ROAD, SOUTH 09° 16' 00" EAST, A DISTANCE OF 759.90 FEET TO AN IRON ROD; THENCE, SOUTH 82° 44' 17" WEST, A DISTANCE OF 175.20 FEET TO AN IRON ROD; THENCE, NORTH 10° 23' 20" WEST, A DISTANCE OF 753.80 FEET TO THE POINT OF BEGINNING.

This being the same property conveyed to Grantor, as successor by merger, by Deed of record as Instrument No. 201309060094510 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. 2023 City of Nashville and Davidson County taxes and all subsequent years.

2. All matters contained in deed of record in Book 4527 Page 124 in the Register's Office for Davidson County, Tennessee.

3. Easement for the flow of waters of Richland Creek and the rights of the public therein.

4. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Richland Creek.

5. Matters shown on the survey prepared by Allen & Hoshall, Inc. dated as of February 20, 2023.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on 02/24/2023.

Affiant Signature

Date: 02/24/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 02/24/2023

