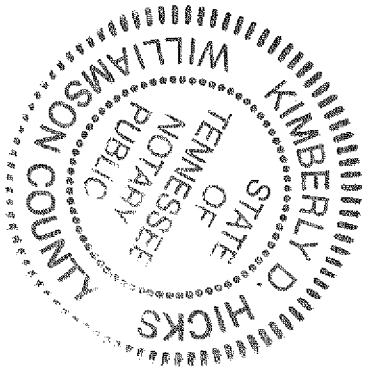
Karen Johnson Davidson County
Batch# 989872 DEEDWARR
04/10/2023 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $8,331.49
20230410-0025729

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,251,753.87.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24TH~~ 4th DAY OF ~~MARCH~~ April, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Serbus Industries, LLC	Serbus Industries, LLC	079000113.00 & 079000114.00
(NAME)	(NAME)	
1515 Demonbreun Street, Apt 1209	1515 Demonbreun Street, Apt 1209	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **BKB Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Serbus Industries, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Map/Parcel 079-00-0-113.00

Generally described as a parcel of real estate situated on the ground in the City of Nashville, Davidson County Tennessee, said parcel is a portion of the property recorded in the Registers Office of Davidson County, Tennessee (R.O.D.C., TN.) as Cockrill Bend Industrial Subdivision, Section III, as shown in Plat Book 5200, Page 251 (R.O.D.C., TN.), being more particularly described as follows:

Commencing at an iron rod old in the northeasterly property corner of the James B. Weimar property D.B. 20151026, PG. 0108495 (R.O.D.C., TN.) and is located in the southwesterly right of way of Centennial Boulevard; thence, with Weimar property east property line and along said right of way, S 16°20'12"E, a distance of 349.70' to the Point of Beginning, said point being a concrete monument old, a southeasterly property corner of aforementioned property, said point also having coordinates of North 675315.73, East 1709128.95; thence, with aforementioned right of way, S 15°09'07"E, a distance of 60.23' to an iron rod found, said rod being the northwest property corner of property owned by Ellis Tree Care, Inc. D.B. 00006281, PG. 0000525 (R.O.D.C., TN.); thence, leaving said right of way, along a curve to the right, having a radius of 562.88', an arc length of 320.22', a chord bearing and distance of S 86°29'10"W, 315.92' to an iron rod found; thence, N 77°06'06"W, a distance of 80.03' to an iron rod found, thence, along a curve to the left, having a radius of 365.18', an arc length of 90.60', a chord bearing and distance of N 83°33'28"W, 90.37' to an iron rod found, said rod being the northwest property corner of Ellis Tree Care, and the northeast property corner of a property owned by Reddy Ice Corporation D.B. 000010762, PG. 0000243 (R.O.D.C., TN); thence, along a curve to the left, having a radius of 413.22', an arc length of 355.09', a chord bearing and distance of S 65°39'40"W, 344.27' to a point; thence, leaving said north line of Reddy Ice, along the north property line of Cline Development LLC remaining lands D.B. 20111228, PG. 0101516 (RO.D.C., TN), and a southerly property line of the herein described parcel, N 48°56'24"W, a distance of 333.90' to a point; thence, N 74°44'58"W, a distance of 44.04' to a point, said point being the northeast property corner of aforementioned Cline Development, a point in the east property line of the Metropolitan Nashville Airport Authority D.B. 00004788, PG. 000209 (R.O.D.C., TN.) and the southwest property corner of herein described parcel; thence, N 15°19'41"E, a distance of 340.17' to a point, said point being the southwest property corner of the William H. Freeman property D.B. 20160420, PG. 0038132 (R.O.D.C., TN); and the northwest property corner of herein described parcel; thence, with the southerly property line of said Freeman property, S 74°40'19"E, a distance of 105.89' to a point; thence, N 71°38'15"E, a distance of 315.61' to a point, said point being the northeast corner of herein described parcel; thence, leaving said Freeman south property line, S 04°44'09"E, a distance of 435.97' to an iron rod found; thence, along a curve to the right, having a radius of 486.39', an arc length of 184.80', a chord bearing and distance of S 88°11'11"E, 183.69' to a point; thence, S 76°53'41"E, a distance of 70.88' to a point; thence, with the said Weimar property south property line, along a curve to the left, having a radius of 506.96', an arc length of 299.97', a chord bearing and distance of N 86°38'13"E, 295.61' to the Point of Beginning and containing 256,833 Sq. Ft. or 5.90 Acres, more or less.

TRACT 2: Map/Parcel 079-00-0-114.00

Generally described as a parcel of real estate situated on the ground in the City of Nashville, Davidson County Tennessee, said parcel is a portion property recorded in the Registers Office of Davidson County, Tennessee (R.O.D.C., TN.) as Cockrill Bend Industrial Subdivision, Section III, as shown in Plat Book 5200, Page 251 (R.O.D.C., TN.), being more particularly described as follows:

Commencing at an iron rod old in the northeasterly right of way of Centennial Place; thence along right of way, N 34°43'07"W, a distance of 382.12' to the Point of Beginning, said point being an iron rod old, the southeast property corner of herein described parcel, said point also having coordinates of North 674399.87, East 1707938.18; thence, with said right of way, along the north side of a cul-de-sac, N 34°43'06"W, a distance of 30.61' to a point; thence, along a curve to the right, having a radius of 50.00', an arc length of 46.36', a chord bearing and distance of N 08°09'13"W, 44.72' to an iron rod old; thence, along a curve to the left, having a radius of 50.00', an arc length of 159.76', a chord bearing and distance

of N 73°07'31"W, 99.96' to an iron rod old, being located in the east line of land owned by the Metropolitan Airport Authority, D.B. 00004788, PG. 000209 (R.O.D.C., TN.), and the southwest property corner of herein described lot; thence, along west property line of herein described lot, N 15°19'41"E, a distance of 887.82' to a point, said point being the northwest corner of herein described parcel; thence, S 74°44'58"E, a distance of 44.04' to a point; thence, S 48°56'24"E, a distance of 333.90' to a point; thence, along a curve to the left, having a radius of 456.25', an arc length of 267.46', a chord bearing and distance of S 23°24'57"W, 263.65' to a point; thence, S 12°16'24"W, a distance of 59.40' to an iron rod old, said rod being the northwest corner of Centennial Place Realty, LLC, D.B. 20080104, PG. 0001257 (R.O.D.C., TN.), and in the east property line of herein described parcel; thence, S 7°21'04"W, a distance of 268.98' to a point; thence, S 51°29'37"W, a distance of 63.79' to an iron rod found, said rod being the southwest corner of aforementioned Centennial Place property, and found in the east property line of herein described parcel; thence, S 51°29'37"W, a distance of 281.65' to the Point of Beginning and containing 253,624 Sq. Ft. or 5.82 Acres, more or less.

Being the same property conveyed to BKB Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 03/20/2018 from Cline Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180320-0026218, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per the boundary plats of record in Plat Book 5200, Page 251 as amended in Instrument 20111205-0094562, Plat Book 6200 Page 508 Instrument 20130828-0091007, Instrument 20160324-0028084 and Plat in Instrument No. 20220323-0033275 (copy attached - revision of adjacent properties but shows subject property and easements), Register's Office for Davidson County, Tennessee.
Right of Way Easements of record in Book 4599, Page 83 and Book 5640, Page 740, Register's Office for Davidson County, Tennessee. Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
Agreement to Maintain Private Road of record in Book 5843, Page 830, Registers Office for Davidson County, Tennessee. Amendment to Agreement to Maintain Private Road of record in Book 6815, Page 946, Register's Office for Davidson County, Tennessee.
Easement of record in Book 5843, Page 841, Register's Office for Davidson County, Tennessee.
Release Agreement of record in Instrument 20080104-0001258, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument 20080104-0001259, Registers Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 20081126-0115659, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20120604-0048310, Registers Office for Davidson County, Tennessee.
Matters set forth in instrument of record in Instrument 20150615-0056280 Register's Office for Davidson County, Tennessee.
Utility Easements of record in Instrument 20170821-0085627, Instrument 20170821-0085628 and Instrument 20170821-0085629, Registers Office for Davidson County, Tennessee.
Ingress/Egress Easement / Utility Easement of record in Instrument 20170821-0085630, Registers Office for Davidson County, Tennessee.
This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 7277 & 7262 Centennial Blvd., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 4th day of April, 2023.

BKB Properties, LLC

BY: _____
Bruce K. Burnett
Member

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Sarasota

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Bruce K. Burnett, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member (or other officer authorized to execute the instrument) of BKB Properties, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 4 day of April, 2023.

_____
~~Notary~~ Public

My Commission Expires: Sept 18, 2026

NOTARY PUBLIC

DONNA NOBLE
Notary Public, State of Florida
Commission# HH 313121
My comm. expires Sept. 18, 2026

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 4 day of April, 2023.

K. Thomas Sidwell
Date: 4-4-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 4 day of April, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

