Karen Johnson Davidson County
Batch# 995864 DEEDWARRSP
04/25/2023 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $16,280.00
20230425-0030308

THIS INSTRUMENT PREPARED BY:
Kutak Rock LLP
1650 Farnam Street
Omaha, NE 68102

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
KNK One Investments, LLC 1110 South Maple Street Lebanon, TN 37087	Same	Map/Parcel 040-00-0-148.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **COX OIL COMPANY, INC.**, a Tennessee corporation, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **KNK ONE INVESTMENTS,LLC,** a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 500 Hickory Hills Blvd, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B. Notwithstanding the foregoing, Grantor makes no warranties or representations whatsoever with regards to any oil, gas or other mineral rights associated with the Property. To the extent Grantor owns any oil gas or other mineral rights associated with the Property, the same are conveyed to Grantee by quitclaim and without any warranty of title.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of April, 2023.

COX OIL COMPANY, INC., a Tennessee corporation

By: Mark McBride

Name: Mark McBride

Title: President

STATE OF TENNESSEE)

COUNTY OF Obion)

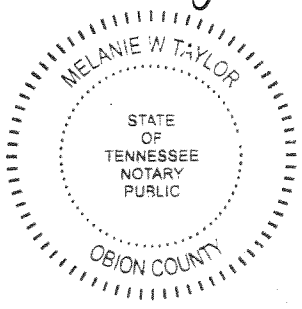
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark McBride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **COX OIL COMPANY, INC.**, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such President.

Witness my hand and seal, at office in Union City, Tennessee, this the 18 day of April, 2023.

Melanie W. Taylor

NOTARY PUBLIC

My Commission Expires: October 22, 2024



STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,400,000.00.

Affiant

Subscribed and sworn to before me this 18 day of April, 2023.

Notary Public

My Commission Expires: 11-5-25

J. WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Exhibit A

Legal Description

Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, Parcel 148 on Davidson County Property Map 401 also being Lot 1of the Plan of Hickory Hills, Section Two, as of record in Book 6200, Page 111, R.O.D.C, Tn., being more particularly described according to survey prepared by LMS Surveying, LTD, Timothy R. Durr, PLS No. 3119, dated October 10, 2022, bearing Job No. B-220943, as follows:

Beginning at a concrete monument (old) in the northerly right-of-way line of Old Hickory Boulevard and the easterly right-of-way line of Hickory Hills Boulevard; thence, with the right-of-way line of Hickory Hills Boulevard North 09 degrees 12 minutes 39 seconds West 183.17 feet an et to an iron rod (neiron rod (new); thence, with a curve to the right having a central angle of 88 Degrees 24 Minutes 17 Seconds, a radius of 25.00 feet, an arc length of 38.57 feet, and a chord bearing and distance of North 34 Degrees 58 Minutes 23 Seconds East 34.87 few) in the southerly right-of-way line of Hickory Hills Court; thence, with said southerly right-of-way line North 79 Degrees 11 Minutes 38 Seconds East 162.33 feet to an iron rod (old) in the northwesterly corner of property conveyed to the Gifford Partnership as of record in Deed Book 9203, Page 171, R.O.D.C., TN; thence, leaving the southerly right-of-way line of Hickory Hill Court and following said Gifford Partnership property westerly line South 10 degrees 48 minutes 22 seconds East 207.71 feet to an iron rod new) in the northerly right-of-way line of Old Hickory Boulevard; thence, with said northerly right-of-way line South 79 Degrees 16 Minutes 50 Seconds West 192.42 feet to the point of beginning.

Being the same property conveyed to Cox Oil Company, Inc., a Tennessee corporation by Special Warranty Deed from Tri Star Energy, LLC of record in Instrument No. 20200709-0074738, Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 09, 2020.

Exhibit B

Permitted Exceptions

1. Real estate taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 6200, Page 111, Register's Office for Davidson County, Tennessee.

3. Easements found in Deed of Conveyance from Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services to McDowell Development Corp of record in Book 6303, Page 661, Register's Office for Davidson County, Tennessee.

4. Easements found in Deed of Conveyance from Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services to McDowell Development Corp, of record in Book 6303 Page 666, Register's Office for Davidson County, Tennessee.

5. Subject to provisions in Warranty Deed from Noble C. Caudill II to State of Tennessee, of record in Book 4458 Page 627, Register's Office of Davidson County, Tennessee.

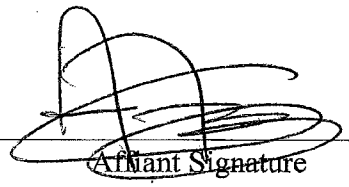
6. Easements found in Deed of Conveyance from Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services to McDowell Development Corp, of record in Book 6303, Page 671, Register's Office of Davidson County, Tennessee.

7. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Timothy R. Durr, TN RLS No. 3119, with LMS Surveying Ltd., dated October 10, 2022, and designated as Job No. 22-08-46-11050:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b. Pavement and Curbing extends into the right of way of Hickory Hills Court, Hickory Hills Boulevard and Old Hickory Boulevard.

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 4/18/2023 (date of document).



Affiant Signature

4/25/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature

My Commission Expires: 5-5-25

