Karen Johnson Davidson County
Batch# 1018680 DEEDWARRSP
06/23/2023 03:14:30 PM 7 pgs
Fees: $38.00 Taxes: $8,880.00
20230623-0048073

THIS INSTRUMENT PREPARED BY
Schell Bray PLLC (CFP)
230 North Elm Street, Suite 1000
Greensboro, NC 27401

AFTER RECORDING RETURN TO:

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Rich Darlow Holdings, LLC	**Rich Darlow Holdings, LLC**	**118-16-001-00**
(Name)	**(Name)**	
2929 Kraft Drive	**2929 Kraft Drive**	
(Street Address)	**(Street Address)**	
Nashville, TN 37204	**Nashville, TN 37204**	
(City) (State) (Zip)	**(City) (State) (Zip)**	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, **Tencarva Machinery Company, LLC**, a North Carolina limited liability company, formerly known as Tencarva Machinery Company, a Delaware corporation ("**Grantor**") does hereby sell, transfer, and convey unto **Rich Darlow Holdings, LLC**, a Tennessee limited liability company ("**Grantee**") and its successors and assigns, the improved tract or parcel of real property in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached to and incorporated herein by this reference (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 herein as the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns forever in fee simple. Grantor does covenant that it is lawfully seized and possessed of the Property in FEE SIMPLE, has full power and legal authority to convey the Property, and the title to the Property is free, clear and unencumbered, except as noted in **Exhibit B** attached to and made a part of this Special Warranty Deed.

Grantor further covenants for itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns against all lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[*remainder of page intentionally left blank; execution page follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 22nd day of May, 2023.

GRANTOR:

Tencarva Machinery Company, LLC
a North Carolina limited liability company

By: _____
Greg McGehee, CFO and Secretary

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

Before me, a Notary Public of the state and county mentioned, personally appeared Greg McGehee, 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 CFO and Secretary of Tencarva Machinery Company, LLC, a North Carolina limited liability company, the within named bargainor, and that he, as such CFO and Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as CFO and Secretary.

WITNESS my hand and seal, at office in Guilford County, North Carolina this 19th day of May, 2023.

_____
Notary Public

My Commission Expires: 12-27-2026

JAWEARIA ILYAS
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Dec. 27, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn and subscribed to before
me this 22 day of ~~May,~~ June 2023.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 150, Final Plat Resubdivision of Lot 150, Sidco, Section One, Third Addition of record in Instrument No. 20070430-0051172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TENCARVA MACHINERY COMPANY, A DELAWARE CORPORATION, by deed from WILLIAM C. ALLEN, of record in Instrument No. 20121221-0117920, dated December 17, 2012, said Register's Office. Pursuant to Articles of Organization Including Articles of Conversion of record in the North Carolina Secretary of State's Office, Certification #111671370-1, Reference #17929384, TENCARVA MACHINERY COMPANY, A DELAWARE CORPORATION has been converted to TENCARVA MACHINERY COMPANY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat in Instrument No. 20070430-0051172, said Register's Office.

3. Transmission Line Easement of record in Book 2244, page 611, said Register's Office.

4. The following matters as shown on that certain Survey prepared by Douglas W. Ball-Chandler of Gulf States Engineering, Inc., TN RLS# 2588, dated April 25, 2023, including the following:

    a) Overhead wire running east to west along south boundary line outside of easement of record;
    b) Fence appurtenant to property extends over southern boundary;
    c) Fence encroaching beyond the southern boundary line; and
    d) Concrete wall encroaching beyond southern boundary line.

Certificate of Authenticity

I, Megan Ross, 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 05/19/2023.

Date

Affiant Signature

06/19/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of June, 2023.

Notary's Signature

My Commission Expires: 03/05/25
Date

Notary's Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY