Karen Johnson Davidson County
Batch# 1087876 DEEDWARRSP
01/03/2024 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $16,650.00
20240103-0000563

This instrument was prepared by:
J. Trent Lehman, Esq.
Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Tri Star Energy, LLC 1740 Ed Temple Blvd. Nashville, TN 37208	New Owner	67-00-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradford Jason Lewis** ("Grantor"), does hereby transfer and convey unto **Tri Star Energy, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 5106 Old Hickory Blvd, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 2nd day of January, 2024

GRANTOR:

Bradford Jason Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of January, 2024 before me personally appeared Bradford Jason Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this Brentwood, Tennessee

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $4,500,000.00

Affiant

Subscribed and sworn to before me this the 2nd day of January, 2024

Notary Public
My Commission Expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

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

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 and dated February 23, 2001, known as Job No. 010017 more particularly described as follows:

Beginning at an iron pin set on the Northerly margin of Hydes Ferry Pike (State Hwy 12). Said point of beginning being the Southwest corner of the herein described tract and also being the intersection of the Easterly margin of Old Hickory Boulevard North 19 degrees 17 minutes 42 seconds West 91.60' to an iron pin; thence continuing with said Old Hickory Boulevard North 21 degrees 06 minutes 39 seconds East 125.60' to an iron pin; thence North 25 degrees 46 minutes 39 seconds East 260.90' to an iron pin; thence leaving the margin of Old Hickory Boulevard and with the line of Tract 2 of said survey South 68 degrees 00 minutes 11 seconds East 740.00' to an iron pin; thence South 22 degrees 24 minutes 10 seconds West 180.00' to an iron pin on the Northerly margin of said Hydes Ferry Pike; thence with the said Northerly margin South 89 degrees 27 minutes 52 seconds West 615.30' to an iron pin; thence North 77 degrees 02 minutes 23 seconds West 51.40' to an iron pin; thence South 89 degrees 27 minutes 52 seconds West 80.60' to the point of beginning containing 5.68 acres.

Being the same property conveyed to James A. Lewis and wife, Hilda M. Lewis by Warranty Deed from Robbie McKee Clay, unmarried of record in Instrument No. 20010605-0058553, Register's Office for Davidson County, Tennessee. James Lewis died on October 13, 2020 vesting title solely in his wife, Hilda M. Lewis, as surviving tenant by the entireties. Being the same property conveyed to Bradford Jason Lewis by Quitclaim Deed from Hilda M. Lewis of record in Instrument No. 20210125-0010334, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrance

1. Taxes for 2024 and subsequent years, a lien not yet due and payable.

2. Agreement for Dedication of a Landscape Buffer Easement of record in Instrument Number 20041119-0139102, in the Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument Number 20031125-0171225, in the Register's Office for Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Timothy Mark Donlon, TN PLS No. 2297, Donlon Land Surveying, LLC, dated August 2, 2023, with a Job No. 22123 LEWIS CNTY:
   (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
   (b) Gravel path encroaching along the eastern line of property.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 January 2, 2024. (Date of document)

Affiant Signature

January 2, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026