THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Ste. 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1096541 DEEDWARRSP
01/31/2024 01:51:30 PM 6 pgs
Fees: $33.00 Taxes: $6,664.16
20240131-0006896

| **Address of New Owner:** | **Send Tax Bills to:** | **Map-Parcel No.** |
|---|---|---|
| Tri Star Energy, LLC<br>1740 Ed Temple Boulevard<br>Nashville, TN 37208 | Same | 171-00-0-004.00 |

## 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, **KIMBRO BROTHERS EQUITY, GP,** a Tennessee general partnership, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter called "Grantee", its successors and assigns, the following described land in Sumner 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 8000 Brooks Chapel Road, Brentwood, TN 37027.

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, effective as of the 31st day of January 2024.

**KIMBRO BROTHERS EQUITIES, GP, A TENNESSEE GENERAL PARTNERSHIP**

By: William C. Kimbro, GP
William C. Kimbro, General Partner

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William C. Kimbro, 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 General Partner of Kimbro Brothers Equities, a Tennessee general partnership , the within named bargainor, and that he, as such General Partner executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and seal on this the 30 day of January 2024.

Bridget B. Ross
NOTARY PUBLIC

My Commission Expires: 3-3-2024

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF Davidson )

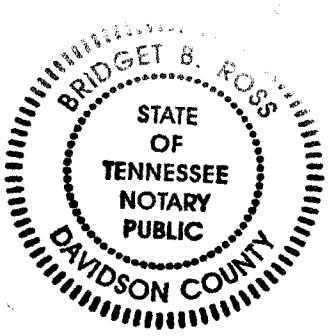
The actual consideration or value, whichever is greater, for this transfer is $1,801,124.93.

Steven R Hostetler
Affiant

Subscribed and sworn to before me this
30th day of January, 2024.

Bridget B. Ross
Notary Public

My Commission Expires: 3-3-2025



## Exhibit A

### Legal Description

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Brooks Chapel Road, and the easterly right-of-way line of Wilson Pike Circle;

Thence leaving the northerly right-of-way line of Brooks Chapel Road, with the easterly right-of-way line of Wilson Pike Circle, with a curve to the right, along an arc length of 134.25 feet, the central angle of which is 05 deg 52 min 18 sec, the radius of which is 1310.00 feet, the chord of which is North 01 deg 07 min 30 sec East, 134.19 feet to an existing iron rod; at a corner common with Lot A of Formosa & Hold Subdivision, as of record in Plat Book 4350, Page 198, at the Register's Office for Davidson County, Tennessee, also being the property of Tri Star Energy, LLC, Et Al, as of record in Instrument Number: 20180726-0073125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Wilson Pike Circle, with the southerly property line of said Lot A, South 83 deg 24 min 50 sec East, 192.26 feet to an existing iron rod in the westerly right-of-way line of Interstate 65;

Thence with the westerly right-of-way line of Interstate 65, South 02 deg 50 min 52 sec West, 83.47 feet to an existing iron rod at the intersection with the northerly right-of-way line of Brooks Chapel Road;

Thence leaving the westerly right-of-way line of Interstate 65, with the northerly right-of-way line of Brooks Chapel Road, South 81 deg 22 min 27 sec West, 191.65 feet to the POINT OF BEGINNING. Containing 20,834 square feet or 0.478 acres more or less.

Being the same property conveyed to KIMBRO BROTHERS EQUITIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from BRENTWOOD BOARDWALK, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20200618-0064553 and Instrument No. 20200618-0064554, dated June 15, 2020, said Register's Office.

## Exhibit B

### Permitted Exceptions

1. Real property taxes for the year 2024, a lien not yet due and payable.

2. Rights and claims of parties in possession, as tenants only, under unrecorded leases.

3. Lack of direct access to and from controlled access highway.

4. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated July 12, 2019, last revised June 15, 2020, and designated as Job No. .

**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 31, 2024. (Date of document)

Affiant Signature

January 31, 2024
Date

State of Tennesee

County of Davidson

Sworn to and subscribed before me this 31st 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