Recording Requested By:
Chicago Title - NCS
15610822/TN252310010R

Karen Johnson Davidson County
Batch# 1106522 DEEDWARRSP
03/01/2024 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $20,868.00
20240301-0014389

**GRANTOR:**

TRIUNE RESIDUALS MANAGEMENT LLC
5800 ONE PERKINS PLACE, STE. 6A
BATON ROUGE, LA 70808
225-766-1443

**INSTRUMENT PREPARED BY:**

M. REED MARTZ, ESQ.
FREELAND MARTZ, PLLC
302 ENTERPRISE DR., STE. A
OXFORD, MS 38655
662-234-1711

**GRANTEE & ADDRESS OF NEW OWNER**

WASTE CONNECTIONS OF TENNESSEE, INC.
3 WATERWAY SQUARE PLACE, STE. 110
THE WOODLANDS, TX 77380

**SEND TAX BILLS TO:**

SAME AS NEW OWNER

**SOURCE OF TITLE:**

INST. 20220815-0092048

**INDEXING INSTRUCTIONS:**

MAP & PARCEL No.: 079-00-1-116.00
MAP & PARCEL No.: 079-00-0-117.00
DAVIDSON COUNTY, TENNESSEE

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Triune Residuals Management LLC, a Tennessee limited liability company, Grantor**, does hereby covenant that it is seized and possessed of this land, and has a right to convey it, and it warrants the title against all persons claiming under it, and hereby grants, bargains, sells, transfers, and conveys unto **Waste Connections of Tennessee, Inc., a Delaware corporation, Grantee**, and of Grantee's successors and assigns, in fee simple absolute, all of Grantor's right, title, and interest in and to the following described real property: see Exhibit A.

Grantor does further covenant and bind itself, its heirs, successors, and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

The above special warranty and this conveyance are subject to: see Exhibit B, incorporated herein by reference (any and all easements and rights of way for roads, streets, sidewalks, ingress/egress, public utilities and/or drainage; any and all recorded building restrictions; any and all encumbrances disclosed by the public record or apparent through an inspection of the property; and to any and all prior coal, oil, gas, gravel and/or other mineral leases, exceptions, reservations and/or conveyances that may have been retained by the Grantor's predecessors in title.)

Ad valorem taxes for the calendar year shall be prorated as of the date of execution based upon an estimated amount. Possession shall be granted with delivery of this instrument.

**WITNESS MY SIGNATURE** on this the 28th day of FEBRUARY 2024.

Triune Residuals Management LLC
By: Sidney G. Brian, its Manager

On this 28th day of FEBRUARY 2024, before me appeared Sidney G. Brian, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Manager of Triune Residuals Management LLC, and that the instrument was signed and sealed in behalf of the company, by authority of its Manager and Member, and Sidney G. Brian acknowledged the instrument to be the free act and deed of the company and that the company has no corporate seal.

Subscribed and sworn to before me in the manner required by T.C.A. § 66-22-101(c) as follows: appearing physically before the officer. Witness my hand, at office, and official seal on this the 28th day of FEBRUARY 2024.

NOTARY PUBLIC

My commission expires: AT DEATH

OFFICIAL SEAL
ERIC B. LANDRY
BAR ROLL # 30587
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission is for Life

**CONSIDERATION CERTIFICATE**

STATE OF Texas

COUNTY OF Montgomery

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,640,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant on behalf of the Grantee

Subscribed and sworn to before me this the 28 day of February 2024.

Notary Public

My Commission Expires: 11 / 23 / 2024

LISA LYNN WYSOCKI
Notary ID #4001519
My Commission Expires
November 23, 2024

## EXHIBIT A
## Legal Description of Property Being Conveyed

Map & Parcel Nos.: 079-00-0-116.00 and 079-00-0-117.00
Property located at 7211 and 7139 Centennial Boulevard, Nashville, TN
Source of title: Special Warranty Deed recorded as instrument 20220815-0092048

**Tract I:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

**Tract II:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

**EXHIBIT B**
**Permitted Exceptions**

1. Taxes required to be paid in the year 2024 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20180807-0077771, Register's Office of Davidson County, Tennessee.

3. Reciprocal Easement Agreement of record in Instrument Number 201808140070272, in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Marc Bonfigli, 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 February 28, 2024 (date of document).

Affiant Signature Marc Bonfigli

2/29/2024
Date

State of California

County of Contra Costa

Sworn to and subscribed before me this 29th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/31/2027

NOTARY'S SEAL

C.J. WILSON
COMM. #2478057
Notary Public - California
Contra Costa County
My Comm. Expires Dec. 31, 2027

NRO1 NRO1