WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107867 DEEDWARR
03/06/2024 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $15,170.00
20240306-0015736

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 24-L-050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LoLo Enterprises, LLC	**New Owner**	09513000300
(NAME)	(NAME)	
1415 Heil Quaker Blvd		
(ADDRESS)	(ADDRESS)	
LaVergne TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million One Hundred Thousand And No/100 Dollars ($4,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LABELS UNLIMITED, INC, A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOLO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Metropolitan Industrial Park, Section 35, of record in Book 5190, page 187, as corrected by Surveyors Certificate of Correction of record in Book 5357, page 625 Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod set on the northeasterly right-of-way line of Mapleleaf Drive, 60 feet in width, at a corner common with Winston S. and Janice Gipson, as of record in Instrument NO. 200808120082773, Register's Office for Davidson County, Tennessee, said iron rod being 329 feet more or less, from Elm Tree Drive;

Thence with the northeasterly right-of-way line of Mapleleaf Drive along a curve to the right with an arc

length of 104.07 feet, the radius of which is 670.00 feet, the central angle of which is 08 deg 53 min 57 sec, the chord of which is North 43 deg 04 min 06 sec West, 103.96 feet to an existing iron rod;

Thence North 38 deg 37 min 07 sec West, 332.94 feet to an iron rod set at a corner common with Charles W. Hawkins, III, Trustee, as of record in Book 5193, page 305, Register's Office for Davidson County, Tennessee;

Thence leaving the northeasterly right-of-way line of Mapleleaf Drive with southeasterly property line of Charles W. Hawkins along a curve to the right with an arc length of 123.47 feet, the radius of which is 1803.91 feet, the central angle of which is 03 deg 55 min 17 sec, the chord of which is North 64 deg 06 min 17 sec East, 123.44 feet to an iron rod set;

Thence North 65 deg 55 min 41 sec East, 231.48 feet to an iron rod set at a corner common with W.D. Jenkins, Jr., and M.H. Chamberlain, Jr., as of record in Book 5255, page 982, Register's Office for Davidson County, Tennessee;

Thence with the southwesterly property line of W.D. Jenkins, Jr., and M.H. Chamberlain, Jr., South 24 deg 04 min 19 sec East, 321.51 feet to an iron rod set at a corner common with said Winston S. and Janice Gipson;

Thence with the northwesterly property line of Winston S. and Janice Gipson, South 42 deg 28 min 34 sec West, 258.77 feet to the point of beginning, containing 115,038 square feet (2.64 acres more or less), according to a survey dated June 29, 2011, by R. Scot Cherry, TN RLS #1512, Cherry Land Surveying, 622 West Iris Drive, Nashville, TN 37204.

Being the same property conveyed to Labels Unlimited, Inc., a Tennessee corporation, by Quitclaim Deed from W. Donald Jenkins, Jr., dated September 30, 2011, recorded October 3, 2011, of record in Instrument No. 20111003-0076404, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Labels Unlimited, Inc., a Tennessee corporation, by Special Warranty Deed from W. Donald Jenkins, Jr., dated September 30, 2011, recorded October 3, 2011, of record in Instrument No. 20111003-0076403, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 510 Mapleleaf Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 6 day of March, 2024.

Labels Unlimited, Inc, a Tennessee corporation

BY: _____
Joseph F. McMahon, III
President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared Joseph F. McMahon, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President for Labels Unlimited, Inc., the within named bargainor, a Tennessee corporation and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 6 day of March, 2024.

_____
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 17, 2026
COUNTY OF WILLIAMSON

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 March 6, 2024.

Mike Boyd, Esq.
Date: March 6, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 6, 2024.

Notary Public
My commission expires: 7/17/2027

SHERRI D. DOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON