Karen Johnson Davidson County
Batch# 1208394 DEEDWARR
11/25/2024 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $3,200.50
20241125-0092121

This instrument prepared by:
Denise Griffin-Williams, Esquire
Attorney at Law
511 Union St., Ste. 1600
Nashville, Tennessee 37219
(877) 551-3008

File No.: **NCS-1238306-NAS**

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th **day of** November, **2024**, by and between **Watts Investment Corp., a Tennessee corporation**, party of the first part, and **Curtis L. Johnson and Sheila G. Johnson, Trustees of The CSJ Trust dated September 10, 2004 as amended and restated by that certain 2020 Amendment and Restatement of The CSJ Trust dated October 28, 2020**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No 1 on the Plan of Resubdivision of Lot 2 LAUREL HILLS COMMERCIAL PARK as of record in Book 7900, Page 92 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Watts Investment Corp., a Tennessee corporation, from Ashland Inc. (formerly known as New Exm Inc.; New Exm Inc. being successor by merger with Exm LLC; Exm LLC being successor by merger with Ashland Inc., Ashland Inc. being formerly known as Ashland Oil, Inc., Ashland Oil, Inc being successor by merger with Valvoline, Inc., and Valvoline, Inc. being successor by merger with Valvoline Instant Oil Change, Inc.), a Kentucky corporation, of record in Instrument No. 20070404040575, in the Register's Office of Davidson County, Tennessee.

This conveyance and warranty of title hereunder are expressly subject to those matters set forth on Exhibit A attached hereto and incorporated herein.

Parcel ID # **086-00-0-233.00**

Improved property located at: **3423 Lebanon Pike, Hermitage, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Watts Investment Corp., a Tennessee corporation

By: Robert Watts
Name: Robert Watts
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Erica Allyn (name of notary public) of the state and county mentioned, personally appeared Watts Investment Corp., a Tennessee corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Robert Watts (president or other officer authorized to execute the instrument) of Deed, the within named bargainor, a corporation, and that such Robert Watts (president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (president or other officer).

Witness my hand and Notarial Seal this 25th day of November, 2024.

Erica Allyn
Notary Public

My Commission Expires: 1/4/2027

ERICA ALLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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Owner's Name: Curtis L. Johnson and Sheila G. Johnson, Trustees of The CSJ Trust dated September 10, 2004 as amended and restated by that certain 2020 Amendment and Restatement of The CSJ Trust dated October 28, 2020

and Address: 19 Short Drive
Mt Juliet, TN 37122

Mail tax bills to: Curtis L. Johnson and Sheila G. Johnson, Trustees of The CSJ Trust dated September 10, 2004 as amended and restated by that certain 2020 Amendment and Restatement of The CSJ Trust dated October 28, 2020
19 Short Drive
Mt Juliet, TN 37122

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$865,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Curtis L Johnson Trustee
Affiant

Subscribed and sworn to before me this 23 **day of** November, **2024.**

Sharon Kay Yancey
Notary Public

My Commission Expires: 04-22-2028

Sharon Kay Yancey
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

EXHIBIT A

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

3. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

4. All matters shown on plat(s) of record in Book 7900, Page 92, in the Register's Office of Davidson County, Tennessee.

5. Deed of Conveyance (Easement) from Torrey Wesley Dodson to Metropolitan Government of Nashville, and Davidson County, Department of Public Works, of record in Book 5095, Page 239, in the Register's Office of Davidson County, Tennessee.

6. Matters contained in Deed of recorded in Book 5149, Page 569, in the Register's Office of Davidson County, Tennessee.

7. Easement from Thomas C. Scott to Laurel and Wendy, LTD., of record in Book 5851, Page 484, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Easement Agreement, by and between Valvoline Instant Oil Change, Inc. a Delaware corporation and Karene Corporation, a Tennessee corporation, of record in Book 8269, Page 834, in the Register's Office of Davidson County, Tennessee.

9. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 11 / 23 / 2024

Bainbridge Dillion
Affiant Signature

Date: 11 / 25 / 2024

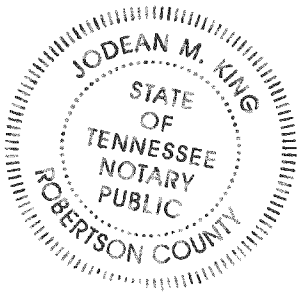
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 11 / 25 / 2024