THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37343-1 Box #14

Karen Johnson Davidson County
Batch# 1212014 DEEDWARR
12/03/2024 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $4,499.20
20241203-0093845

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CK2A Investments, LLC ATTN: Chris McGimsey 255 Blanton Avenue Nashville, TN 37210	New Owner	10610001800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Larry Vastano and Darlene Vastano** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **CK2A Investments, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sain Industrial Park, Section Three, of record in Plat Book 5190, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Larry Vastano by Warranty Deed dated March 31, 1983, from Ervin T. Sain, through his Power of Attorney for George T. Sain, of record in Book 6031, Page 181, Re-Recorded in Book 6066, Page 149, Register's Office for Davidson County, Tennessee. The property was further conveyed to Larry Vastano and wife, Darlene Vastano, as tenants by the entirety, by Quitclaim Deed dated June 14, 1983, from Larry Vastano, of record in Book 6079, Page 753, said Register's Office.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument the 3rd day of December, 2024.

Larry Vastano

Darlene Vastano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Vastano and Darlene Vastano, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of December, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,216,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 10610001800. Taxes have been assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 5190, Page 707, Register's Office for Davidson County, Tennessee.

I, John T. Cook, 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 DECEMBER 3, 2024.

John T. Cook, Esq.
Date: DECEMBER 3, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this DECEMBER 3, 2024.

Notary Public
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY