Karen Johnson Davidson County
Batch # 1228796 DEEDWARRSP
01/22/2025 11:47:41 AM 4 pgs
Fees: $23.00 Taxes: $5,698.00
20250122-0004910

THIS INSTRUMENT PREPARED BY:
STAFFORD PARTNERS
PO BOX 1625
BRENTWOOD, TN 37204-1625

# SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Flex Space Property Management<br>PO Box 4117<br>Brentwood, TN 37024 | Same | 06000011400 |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STAFFORD PARTNERS NO. 1, L.P., a Tennessee Limited Partnership,** ("Grantor"), have bargained and sold, and hereby transfer and convey, to **FLEX SPACE PROPERTY MANAGEMENT, a Tennessee general partnership**, its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with its rights and appurtenances pertaining to such real property.

Said property is improved and located at 120 Fernco Drive, Nashville, TN.

Said property is conveyed subject to those matters more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of December 2024.

**STAFFORD PARTNERS NO. 1, L.P.,**
**a Tennessee Limited Partnership**

By: _____

Title: General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the State and County aforesaid, personally appeared Ann Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of Stafford Partners No. 1, L.P. a limited partnership, the within named bargainor, a limited partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and seal, at office, in Williamson County, this 29th day of December, 2024.

LESLIE RAMSAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Ramsay
NOTARY PUBLIC

My Commission Expires: April 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,540,000.

_____
Affiant

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

LESLIE RAMSAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Ramsay
NOTARY PUBLIC

My Commission Expires: April 27, 2025

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot. No. 3, on the Plan of Budig Realty, as shown on plat of record in Instrument No. 20020815-0098936, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stafford Partners No. 1, L.P., by Deed of Record in Instrument No. 20050627-0073814, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITED EXCEPTIONS

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

1. All matters shown on Plat recorded in Instrument No. 20020815-0098936.