Karen Johnson Davidson County
Batch# 1244403 DEEDWARRSP
03/07/2025 03:05:30 PM 8 pgs
Fees: $43.00 Taxes: $5,550.00
20250307-0017482

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
UDP Cave Road, LLC c/o Unified Disposal Partners Holdings, LLC 425 Eagle Rock Avenue, Suite 201 Roseland, New Jersey 07068	Map/Parcel Nos. 09400016700	UDP Cave Road, LLC c/o Unified Disposal Partners Holdings, LLC 425 Eagle Rock Avenue, Suite 201 Roseland, New Jersey 07068
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, CWM, LLC, a Tennessee limited liability company, as to an undivided 61.35% interest, JAMES C. WOODARD, II and JEFFREY C. MADDOX, as joint tenants with rights of survivorship, as to an undivided 38.65% interest (collectively, the "Grantor"), has bargained and sold, and by these presents transfers and conveys to UDP CAVE ROAD, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 511 Cave Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 7th day of MARCH, 2025.

Notary Public
My Commission Expires: March 22, 2028

MONICA AMBRIZ CONTRERAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires March 22, 2028

persons whomsoever claiming by, **through or under Grantor, except** claims arising under or by virtue of the Permitted Encumbrances.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 7 day of March, 2025.

GRANTOR:

CWM, LLC,
a Tennessee limited liability company

By: _____
Name: Jeff Maddox
Title: Sellers Representative

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, Deborah A Buttrey, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sellers Representative of CWM, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sellers Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sellers Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 5th day of March, 2025.

Deborah A Buttrey
Notary Public

My Commission Expires:
3/18/28

DEBORAH A. BUTTREY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

James C. Woodard, II

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, Deborah A Buttrey the undersigned, a Notary Public in and for said County and State, the within named JAMES C. WOODARD, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of Febuary, 2025.

Deborah A Buttrey
Notary Public

My Commission Expires:
3/18/28

DEBORAH A. BUTTREY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jeffrey C. Maddox

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, Jeffrey C Maddox, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY C. MADDOX, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of February, 2025.

Deborah A Buttrey
Notary Public

My Commission Expires:
3/18/28

RUTHERFORD COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEBORAH A. BUTTREY

EXHIBIT A

DESCRIPTION OF PROPERTY

A parcel of land in Davidson County, Tennessee known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, being part of Lot 6-C on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineer's, Inc., dated September 22, 1981, as follows:

BEGINNING with a point in the northern right of way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, page 65, said Register's Office; thence North 2 degrees 27'37" East 95.30 feet to a point in the southern right-of-way margin of the L&N Railroad; thence with said margin North 67 degrees 16' East 70.42 feet to a point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15 degrees 54'30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81 degrees 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704,98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less.

Being the same property conveyed to CWM, LLC, a Tennessee limited liability company, as to an undivided 61.35% interest, and James C. Woodard, II and Jeffrey C. Maddox as joint tenants with rights of survivorship, as to an undivided 38.65% interest by deed of record in Instrument No. 20170906-0091414, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real Estate Taxes for the year 2025, a lien, not yet due and payable.
2. 15' minimum building setback line; 10' easement; public utility, drainage and spur easement; and utility anchor easement shown on the Plan of record in Plat Book 5800, Page 20, Register's Office for Davidson County, Tennessee.
3. Easement to Sprint Communications Company L.P., of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
4. Easement to Qwest Communications International of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
5. Sewer Line Dedication in favor of the Metropolitan Government of Davidson County of record in Book 4552, Page 836, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 03/05/2025 (date of document).

Affiant Signature

03/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON