Karen Johnson Davidson County
Batch# 1244403 DEEDWARRSP
03/07/2025 03:05:30 PM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20250307-0017483

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. 09400020800	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 (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 unimproved property located at 0 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 persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

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

Notary Public
My Commission Expires: My Commission Expires March 22, 2028

MONICA AMBRIZ CONTRERAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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 Rep

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, Bethany Schultzman, 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 Seller's representative of CWM, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Seller's 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 Seller's Representative.

WITNESS my hand and seal at office in Williamson County, Tennessee, this the 6th day of March, 2025.

_____
Notary Public

My Commission Expires:
9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on September 30, 2020.

BEGINNING at a found iron pin (uncapped) in the south right of way line of R.J. Corman Railroad (100' railroad right of way), being 50' from the centerline of said right of way, being a common corner to a lot of CMW, LLC, James C. Woodward II and Jeffrey C. Maddox (Instrument #20170906-0091414; Plat Book 5800, Page 20, Lot 2), hereon known as Lot 2; thence leaving said railroad right of way line and with Lot 2, then with the end of the right of way of Cave Road (60' public right of way), then with a lot of Jami E. Hall (Instrument #20180419-0036812; Plat Book 8250, Page 183, Lot 5-F), then with a lot of Murray B. Chidester and Charlene G. Chidester (Instrument #20071121-0136559; Plat Book 8250, Page 183, Lot 5-E), then with a lot of Michael Scott Ware (Instrument #20200228-002327) S 07°55'39" W a total distance of 939.76' to a wood fence corner post; thence continuing with Ware S 89°16'48" W, passing a set iron witness pin at a distance of 10.00', for a total distance of 151.48' to a set iron pin in the east right of way line of CSX Railroad (railroad right of way varies, adjoining right of way line being 50' from the nearest rail centerline); thence leaving said lot of Ware and with said right of way line the following five (5) calls: 1) N 13°03'35" W a distance of 215.14'; thence 2) with a curve turning to the left with an arc length of 126.15', with a radius of 2547.60', with a chord bearing of N 14°28'41" W a distance of 126.14'; thence 3) N 15°53'48" W a distance of 166.11'; thence 4) with a curve turning to the right, with an arc length of 58.71', with a radius of 952.40', with a chord bearing of N 14°07'51" W a distance of 58.70'; thence 5) N 12°21'54" W a distance of 240.09' to a set pk nail with shiner at the intersection of said railroad right of way line of CSX Railroad and said railroad right of way line of R.J. Corman Railroad; thence leaving said railroad right of way line and CSX Railroad and with said railroad right of way line of R.J. Corman Railroad N 72°24'41" E a distance of 495.64' to the point of beginning, having an area of 270,496.8 square feet, or 6.21 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to CWM, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20210115-0007391, 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.
6. All Matters as shown on the Right of Way and Track Map, Louisville & Nashville R.R. Co., Lewisburg Division, originally dated June 30, 1917 as Map 019-090 in the Office of the Tennessee Comptroller of the Treasury.
7. Terms, conditions, reservations, rights retained, rights of others, easements, covenants, restrictions or requirements as set forth in Deeds of record in Book 426, Page 544, and in Instrument No. 20210115-0007391, Register's Office for Davidson County, Tennessee as follows:
    a. Mineral rights, exceptions, reservations, terms and conditions;
    b. Roadway easement;
    c. Covenants and restrictions regarding use as railroad;
    d. Covenants, terms and conditions regarding access;
    e. Covenants, terms and conditions regarding fences, railing and guard rails;
    f. Requirements, terms and conditions regarding development or construction;
    g. Covenants regarding drainage;
    h. Covenants regarding slope;
    i. Terms and conditions regarding release and consideration;
    j. Covenants regarding abatement or reduction;
    k. Terms and conditions regarding covenants and easements;
    l. Rights of others in and to the City Water Works area where said area overlaps the property boundary in the northwest corner.

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 03/06/2025 (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