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

Karen Johnson
Batch # 1262947
04/22/2025 09 24 34 AM
Fees $13 00 Taxes $1,036 00
Davidson County
DEEDWARRSP
2 pgs
20250422-0030535

SPECIAL WARRANTY DEED

Address New Owner(s).	Send Tax Bills To:	Map/Parcel Numbers·
Flex Space Property Management PO Box 4117 Brentwood, TN 37024	Same	175-00-0-039.01

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, and described as follows·

> Beginning at a nail in a bottle cap on the centerline of Hobson Pike (Old Hickory Blvd.), said nail being 440 feet, more or less, in a westerly direction from an old established fence and property line; thence with the line South 5 degrees, 57 minutes, West 417.4 feet to an iron pin; thence with a line North 72 degrees, 30minutes West 208.70 feet to an iron pin, thence with a line North 5 degrees, 57 minutes East 417.4 feet to a nail in a bottle cap in the center line of Hobson Pike (Old Hickory Blvd); thence with said centerline South 72 degrees, 30 minutes East 208.70 feet to the point of beginning, and contains 2 0 acres, more or less.
>
> Being the same property conveyed to Stafford Partners No. 1, L.P., a Tennessee limited partnership, by Quit Claim Deed from Hobson Pike Partners, a Tennessee general partnership, of record in Instrument No 20030811- 0113996, Register's Office for Davidson County, Tennessee

This is unimproved property known as 12615 Old Hickory Boulevard, Antioch, Tennessee

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 subject to all matters shown of record but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 5th day of February 2025.

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

By: _____

Title. General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, this 5th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires 8/31/27

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer or value of property transferred (whichever is greater) is $280,000.

_____
Affiant

Sworn to and subscribed before me this 5th day of February 2025.

_____
NOTARY PUBLIC

My Commission Expires: 8/31/27

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY