Karen Johnson Davidson County
Batch # 1290795 DEEDWARR
06/27/2025 10 47 27 AM 2 pgs
Fees $13 00 Taxes $5,087 50
20250627-0050813

WARRANTY DEED

File No. 2025-0258

KEATON RYE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000 00

Affiant

Subscribed and sworn to before me on JUNE 25, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My commission expires May 30, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
C&W Properties, G P , a Tennessee General Partnership 1800 Galleria Blvd, Ste 1015 Franklin, TN 37067	C&W Properties, G P , a Tennessee General Partnership 1800 Galleria Blvd, Ste 1015 Franklin, TN 37067	106-12-0-019 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAMON-DAUBENBERGER GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **C&W PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 9, as shown on the map entitled Murfreesboro Road Industrial Subdivision, Section Four, of record in Book 3842, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAMON-DAUBENBERGER GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from LABORATORY SUPPLY COMPANY, A KENTUCKY CORPORATION, of record as Instrument No. 20150528-0049381, dated May 26, 2015, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 336 Wilhagen Road, Nashville, TN 37210.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS our hands on June 25, 2025.

Grantor:

Damon-Daubenberger General Partnership, a Tennessee General Partnership

BY: _____
J. D. Damon
Partner

BY: _____
Lyndi Daubenberger
Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared J D Damon and Lyndi Daubenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Partners (or other officers authorized to execute the instrument) of Damon-Daubenberger General Partnership, a Tennessee General Partnership, the within named bargainor, a Tennessee general partnership, and that such J D Damon and Lyndi Daubenberger as such Partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee general partnership as Partners

Witness my hand and seal, at office in 25th day of June, 2025

_____
Notary Public

Printed Name Keaton Rye

My Commission Expires _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires
May 30, 2029