Karen Johnson Davidson County
Batch# 1295696 DEEDWARRSP
07/10/2025 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $49,950.00
20250710-0054272

| *SPECIAL WARRANTY DEED* | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $13,500,000.00.<br><br>Katherine Cooper<br>*Affiant*<br><br>Subscribed and sworn to me on 07/ 03 /2025.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 9/8/25 |
|---|---|

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| American Pipe & Supply Company, Inc.<br>4100 East Lake Boulevard<br>Birmingham, Alabama 35217 | Same as New Owner | 094 00 0 152.00 |

**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, **QUALITY NASHVILLE, L.L.C**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **AMERICAN PIPE & SUPPLY COMPANY, INC.**, an Alabama corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1, Section 21, River Hills Industrial Park, of record in Book 5210, Page 264, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quality Nashville, L.L.C., a Tennessee limited liability company, by Special Warranty Deed from Anderson, Yates and Anderson, a joint venture, dated July 1st, 2024, and recorded on July 2nd, 2024, of record in Instrument No. 20240702-0049985, Register's Office for Davidson County, Tennessee.

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

1. Davidson County real estate taxes and assessments for 2025 and subsequent years, not yet due and payable.

2. The following matters shown on the Plat of River Hills Industrial Park, as recorded in Plat Book 5210, Page 264, Register's Office of Davidson County, Tennessee, and as shown on that certain ALTA/NSPS Land Title Survey by Michael H. Charette, RLS No. 2048 with Cherry Land Surveying, Inc., dated November 20, 2024, and designated as Job No. 24039UP (the "Survey"):
   (a) 15' drainage easement;
   (b) 150' T.V.A. easement;
   (c) 50' buffed strip and setback line;
   (d) overhang easement;
   (e) 5' x 50' utility anchor easement;
   (f) 25' x 30' utility anchor easement;
   (g) 52.1' Apparent Asphalt Encroachment;
   (h) 42.3' Apparent Asphalt Encroachment;
   (i) 100' TVA Easement;
   (j) 20 foot sewer easement; and
   (k) 10 foot sewer easement.

3. Matters shown on the Survey.

4. A 20 foot sewer easement and a 10 foot sewer easement pursuant to the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6479, Page 229, as shown on the Survey.

5. A 100' TVA easement and 150' TVA easement, of record in Deed Book 1163, Page 157; Deed Book 1174, Page 42; and Deed Book 1291, Page 115, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 190 River Hills Dr., 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, its successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[Remainder of page intentionally left blank]

**WITNESS** my hands this July 2nd, 2025.

**QUALITY NASHVILLE, L.L.C**, a Tennessee limited liability company

**By: John K. Ditto, III**
**Its: ~~President~~** Manager

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John K. Ditto, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President **of QUALITY NASHVILLE, L.L.C**, a Tennessee limited liability company the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for **QUALITY NASHVILLE, L.L.C**, a Tennessee limited liability company by himself as the **President**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

ELIZABETH VOELKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 3, 2025.**

Signature 07/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY