Karen Johnson Davidson County
Batch# 1301993 DEEDWARR
07/25/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20250725-0058795

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/6/29
File No. 25-23059C

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Prime Autoplex Inc. (NAME)	Same (NAME)	43-5-031.00
4742 Nolensville Pk (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Drew R. Maddux, Sr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prime Autoplex Inc., a** Tennessee **Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot Numbers 8 and 9 on the Map of Madison Annex Subdivision, as of record in Plat Book 843, Page 32, in the Register's Office of Davidson County, Tennessee, and further described according to a survey made by Robert Cummings, Surveyor, dated November 11, 1979, as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way of Nesbitt Lane with the westerly right-of-way of Gallatin Pike (U.S. Highway 31E); thence, with said westerly right-of-way south 3 degrees 26 minutes west 200.00 feet to an iron pin, said pin being the northeast corner of Lot #7 of said Madison Annex Subdivision; thence, leaving right-of-way with the northerly boundary line of said Lot #7, owned by B. S. Fitzpatrick as of record in Deed Book 3136, Page 351, in the Register's Office of Davidson County, Tennessee, north 86 degrees 05 minutes west 299.84 feet to an iron pin, said pin being in the easterly right-of-way of the Louisville and Nashville Railroad as per said Madison Annex Subdivision and being 33 feet from the centerline of the easterly of two tracts running in said railroad right-of-way; thence, with said railroad right-of-way north 12 degrees 33 minutes east 202.28 feet to an iron pin in the southerly right-of-way of Nesbitt Lane; thence, with said right-of-way south 86 degrees 05 minutes east 267.80 feet to the beginning and containing 1.30 acres or 56,628 square feet.

Subject to a 10 foot utility easement running 5 feet to either side of an existing power line as of record in Deed book 2595, Page 546, in the Register's Office of Davidson County, Tennessee; a 20 foot sanitary sewer easement running 10 feet to either side of an existing 8" sewer line serving the above described tract from the southerly right-of-way of Nesbitt Lane to an existing manhole located in said tract as of record in Deed Book 4129, Page 886, in the Register's Office of Davidson County, Tennessee; and a Louisville and Nashville Railroad charter right-of-way extending 76 feet

from the centerline of the easterly of two tracks running in said right-of-way and encompassing the westerly 43 feet of the above described tract as per right-of-way and tract map, Louisville and Nashville Railroad Co., Main Stem Second Division.

Being the same property conveyed to Drew R. Maddux, Sr. by Warranty Deed from Eller Bros, Inc., dated December 19, 1979, and recorded on December 21, 1979, of record in Book 5546, Page 901, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 729 Gallatin Pike N, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 23rd day of July, 2025.

Drew R. Maddux, Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 23rd day of July, 2025, before me personally appeared Drew R. Maddux, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2025.

Notary Signature
My commission expires: 5/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

Same

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the 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 July 24, 2025 (date of document)

Regina Sullo

Affiant Signature

July 24, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24 day of July, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

