ADDRESS NEW OWNER: EFD Forrest Development, LLC
929 Myatt Industrial Dr
Madison, TN 37115

SEND TAX BILL TO: Pinnacle Bank, a Tennessee bank
21 Platform Way S., STE. 2300
Nashville, TN 37203

MAP-PARCEL NOS. 034-15-0-009.00

Karen Johnson Davidson County
Batch# 1304147 DEEDWARR
07/31/2025 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20250731-0060694

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Forrest Landscape & Irrigation, Inc., a Tennessee corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **EFD Forrest Development, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of RIVERGATE INDUSTRIAL PARK, of record in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Eddie F. Dilts and wife, Christine Dilts, by Warranty Deed from William P. Penkava, dated March 15, 1999 and recorded March 17, 1999, of record in Book 11387, Page 914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forrest Landscape & Irrigation, Inc., a Tennessee corporation, by Quitclaim Deed from Eddie F. Dilts and wife, Christine Dilts, dated February 19, 2013 and recorded January 5, 2024, of record in Instrument No. 20240105-0001167, Register's Office for Davidson County, Tennessee.

This is property with a common address of 929 Myatt Industrial Dr, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Rivergate Industrial Park of record in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee.(3) Grant of Transmission Line Easement to United Staes of America (Tennessee Valley Authority) of record in Book 6109, Page 267, said Register's Office.(4) Corps of Engineers' flowage easement described of record in Book 6663, Page 752, said Register's Office.(5) Reservation of a 30' utility easement for sewer, gas, water, and electricity of record in Book 6663, Page 752, said Register's Office.(6) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for sanitary sewer of record on Book 7026 Page 930, said Register's Office.(7) Overhead Easement granted to Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of record in Instrument No. 20111201-0093570, said Register's Office.(8) Articles of Organization for EFD Development, LLC, of record in Instrument No. 20040319-0031393, said Register's Office.(9) Easement for the flow of the waters of the Cumberland River and the rights of the public therein.(10) Rights of upper and lower riparian owners to the flow of the Cumberland River free from dinimution or pollution.(11) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.(12) Title to that portion of land lying below the ordinary low water mark of the Cumberland River.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of July 2025.

Forrest Landscape & Irrigation, Inc., a Tennessee corporation

BY: _____
Eddie F. Dilts, President

BY: Christine A. Dilts
Christine A. Dilts, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Eddie F. Dilts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Forrest Landscape & Irrigation, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the within instrument for the purposes therein contained by signing the name of the company by the said Eddie F. Dilts as such President and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 30th day of July 2025.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Christine A. Dilts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Secretary of Forrest Landscape & Irrigation, Inc., a Tennessee corporation, the within named bargainor, and that she as such Secretary executed the within instrument for the purposes therein contained by signing the name of the company by the said Christine A. Dilts as such Secretary and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 30th day of July 2025.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn before me this 30th day of July 2025.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

File No. 2507-075

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on July 30th, 2025 (date of document).

Signature

07/31/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31st day of July 2025.

Notary Public
My Commission Expires:

