SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324133 DEEDWARRSP
09/18/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250918-0074785

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September 2025.

Notary Public

MY COMMISSION EXPIRES: 6/26/29

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MEAH THOMISON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Foundation Property Holdings LLC, a Tennessee Limited Liability Company	Foundation Property Holdings LLC, a Tennessee Limited Liability Company	044-05-0-205.00
(NAME)	(NAME)	
1425 Upper Station Camp Crk Rd	1425 Upper Station Camp Crk Rd	
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048	Cottontown, TN 37048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ACS Insulation, INC., a Tennessee Corporation, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Foundation Property Holdings LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 262 on the map of Rayon City, of record in Book 843, Page 13, Register's Office for said County.

Said Lot No. 262 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between lines 154.4 feet on the westerly line and 150 feet on the easterly side along the westerly margin of Keeton Avenue to a dead line in the rear on which it measures 49.8 feet.
Being the same property conveyed to ACS Insulation, Inc. by Warranty Deed from Frances R. Allen, unmarried, dated 08/25/2000, of record in Instrument 200008290085331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 301 Bridgeway Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 18th day of September 2025.

ACS Insulation, INC., a Tennessee Corporation

By: Karen Blalock

Name: Karen Blalock
Title: President

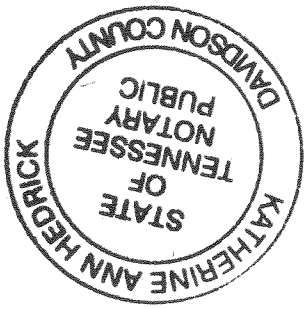
State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen Blalock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged herself to be the President of ACS Insulation, INC., the within named bargainer, a Tennessee corporation, and that, she as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Karen Blalock as such President.

Witness my hand and Official seal this 18th day of September 2025.

Notary Public:
My Commission Expires: 11/8/2028

RETURN TO:
Stewart Title Company
216 Centerview Dr, Ste 360
Brentwood, TN 37027



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 September 18, 2025.

Affiant
Date: September 18, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of September, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY