Karen Johnson Davidson County
Batch# 1340652 DEEDWARR
10/31/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20251031-0086698

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2025.

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

06-NSH25-09855

Address of New Owner:	Send Tax Bills to:	Tax Information:
Unlimited Windows Company 315 Bridgeway Avenue Old Hickory, TN 37138	NEW OWNER	044 05 0 248.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **McLain Industries Inc., a Tennessee Corporation,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Unlimited Windows Company, a Tennessee Corporation,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 51 Map of a part of Rayon City, Old Hickory, Tennessee of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows, according to a survey done on April 24, 2020 by Surveyor Clint T. Elliot, TN RLS #2347:

Commencing at the intersection of the northerly right-of-way line of Bridgeway Avenue, width varies, and the easterly right-of-way line of Ensley Avenue, 60 feet in width; Thence with a curve to the right having a radius of 1460.91 feet, a curve length of 101.30 feet and a chord bearing and distance of North 55 deg 07 min 34 sec East, 101.28 feet to a corner common with Lots 51 and 52 on the aforesaid Map of a part of Rayon City, being the true point of beginning for this tract; Thence leaving the northerly right-of-way line of Bridgeway Avenue with the easterly line of Lot 52, North 23 deg 14 min 45 sec West, 143.32 feet to the southerly line of Lot 58 Map of a part of Rayon City; Thence with the southerly line of aforesaid Lot 58, North 56 deg 51 min 03 sec East, 47.93 feet to a corner common with Lot 50 Map of a part of Rayon City; Thence with the westerly line of Lot 50, South 24 deg 52 min 29 sec East, 143.84 feet to the northerly right-of-way line of Bridgeway Avenue; Thence with northerly right-of-way line of Bridgeway Avenue along a curve to the left, having a radius of 1460.91 feet, a curve length of 51.90 feet and a chord bearing and distance of South 58 deg 07 min 49 sec West, 51.89 feet to the point of beginning; containing 7,080 square feet or 0.163 acres more or less.

Being a portion of the same property conveyed to McLain Industries, Inc., a Tennessee Corporation by Warranty Deed from C&H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20221220-0131273, Register's Office for Davidson County, Tennessee, dated December 19, 2022, and recorded on December 20, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 308 Bridgeway Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 30th day of October, 2025

McLain Industries Inc.

BY: Tatha McLain President
Tatha McLain
President

STATE OF TENNESSEE

COUNTY OF WILSON DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tatha McLain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President for McLain Industries Inc. and that he/she is authorized by McLain Industries Inc. to execute this instrument on its behalf as such President.

Witness my hand and seal at ~~DH~~ Juliet Hermitage, Tennessee, this 30th day of October, 2025.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 10/30/25 *(date of document)*.

Custodian's Signature — 10/30/25 date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 30th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON