Karen Johnson Davidson County
Batch# 1353282 DEEDWARR
12/03/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $17,123.97
20251203-0096016

Prepared By:

Plunk Smith, PLLC
2801 Network Boulevard, Suite 300
Frisco, Texas 75034

SPECIAL WARRANTY DEED

THIS DEED, made on October 1, 2025, between **ELLIOTT PARTNERS LTD., a Texas limited partnership**, grantor (the "***Grantor***"), whose address is 2526 N. Stallings Drive, Nacogdoches, Texas 75964, and **ELLIOTT PROPERTY HOLDINGS, LLC, a Texas limited liability company**, grantee (the "***Grantee***"), whose legal address is 2526 N. Stallings Drive, Nacogdoches, Texas 75964.

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold and conveyed unto the grantee, and to its successors and assigns forever, all of Grantor's right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Davidson and State of Tennessee, to-wit:

See attached Exhibit "A"

TO HAVE AND TO HOLD the same to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:

Elliott Partners, LTD.,
a Texas limited partnership

By: **EESGP, LLC,**
a Texas limited liability company,
its General Partner

By: _____
William M. Elliott, Sr., President

STATE OF TEXAS)
) ss.
COUNTY OF Nacogdoches)

PERSONALLY APPEARED before me, the undersigned authority, William M. Elliott, Sr., in his capacity as President of EESGP, LLC, a Texas limited liability company, which serves as General Partner of Elliott Partners, LTD., a Texas limited partnership, the Grantor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My commission expires: 03-02-2026

Kaitlyn Rab
Notary Public

KAITLYN BETTY RAB
Notary Public, State of Texas
Comm. Expires 03-02-2026
Notary ID 133621311

STATE OF TEXAS)
) ss.
COUNTY OF Nacogdoches)

The actual consideration or value whichever is greater, for this transfer is Four Million Six Hundred and Twenty-Eight Thousand One Hundred and 00/100 Dollars ($4,628,100.00).

Affiant

Subscribed and sworn to before me, on the 1st day of October 2025.

Witness my hand and official seal.

My commission expires: 03-02-2026

Kaitlyn Rab
Notary Public

Send Tax Statements to:

Elliott Property Holdings, LLC
2526 N. Stallings Drive
Nacogdoches, Texas 75964

KAITLYN BETTY RAB
Notary Public, State of Texas
Comm. Expires 03-02-2026
Notary ID 133621311

EXHIBIT "A"

LAND in Davidson County, Tennessee, being shown as Lot 14F on the Plan of Allied Industrial Park, Section 5, Resubdivision of Reserve Parcel "A", to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Heung R. Rim by deed dated November 18, 2005 from MasTec North America, Inc., a Florida corporation (successor by merger to Church & Tower of TN, Inc., a Delaware corporation), of record in Instrument No. 20051123-0141734, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Elliott Partners, LTD, a Texas limited partnership by deed dated December 18, 2019 from Heung R. Rim n/k/a Scott Heungrip Rim of record in Instrument No. 20191223-0132115, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Justin Derringer, 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 10/1/2025 (date of document).

Affiant Signature

11/7/25
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

MORGAN JEANES
Notary ID #133818653
My Commission Expires
June 17, 2026