Prepared by:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Claire Tuley, Esq.
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

Karen Johnson Davidson County
Batch# 1358489 DEEDWARRSP
12/16/2025 08:54:30 AM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20251216-0099758

After recording, return to:
Freeman & Bracey, PLC
885 Conference Drive
Suite 500
Goodlettsville, Tennessee 37072

Owner / Grantee Address:	Send Tax Bills to:	Map Parcel Numbers:
PARADISE RIDGE RV PARK, LLC 1102 E. Ball Avenue Parma, ID 83660-5958	PARADISE RIDGE RV PARK, LLC 1102 E. Ball Avenue Parma, ID 8366-5958	02200020000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE GIFFORD PARTNERSHIP, a Tennessee general partnership ("Grantor"), does hereby transfer and convey unto PARADISE RIDGE RV PARK, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all appurtenances and easements belonging or in anywise appertaining thereto, all buildings and other improvements located thereon, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the above-described property.

This conveyance is made and accepted subject to the encumbrances listed on Exhibit "B" attached hereto (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title, and interest hereto belonging, to said Grantee, its successors and assigns forever, and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

[Continued on following page.]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 12 day of December 2025.

THE GIFFORD PARTNERSHIP,
a Tennessee General Partnership

By: Donna Knepper
Name: Donna Knepper
Title: Managing Partner

STATE OF Tennessee :
:
COUNTY OF Davidson :

Before me, a Notary Public of the state and county mentioned, personally appeared DONNA KNEPPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Partner of THE GIFFORD PARTNERSHIP, the within named bargainor, a Tennessee general partnershipo, and that such person as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by such person as such managing partner.

WITNESS my hand and seal, at office in Goodlettsville TN, this 12 day of December, 2025.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 11/26/2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

PARADISE RIDGE RV PARK, LLC
a Tennessee limited liability company

By: _____
Name: Charles Trail
Title: Manager

Sworn to and subscribed before me this
12 day of December, 2025.

_____
Notary Public
Commission Expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Legal Description

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

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of the W. C. Gifford Lands Commercial P.U.D. of record in Plat Book 6900, Page 878, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William C. Gifford by Warranty deed from First American Bank of Nashville, NA of record in Book 5982, page 107 Register's Office for Davidson County, Tennessee, dated December 23,1982 and recorded on December 23, 1982. (Value or consideration as shown in aforementioned deed $105,000.00.)

Being a portion of the same property conveyed to The Gifford Partnership by Quitclaim Deed from William C. Gifford and wife, Mary Sue Gifford of record in Book 9203, page 164 Register's Office for Davidson County, Tennessee, dated December 28, 1993 and recorded on December 29. 1993. (Value or consideration as shown in aforementioned deed $0.00.)

EXHIBIT "B"

Permitted Encumbrances

1. All matters shown on the Plan of record in Plat Book 6900, Page 878, Register's Office for Davidson County, Tennessee.
2. Grant of Easement of record in Instrument Number 20100720-0056823, in the Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 7748, Page 643, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants for Security Residence of record in Instrument Number 20090721-0068282, in the Register's Office for Davidson County, Tennessee.
5. Rights of tenants, as tenants only, under recorded or unrecorded leases.
6. Terms of Order to Terminate Trust and Approval of Authority of Liquidating Partner as Recorded in Order No. 20P641, In the Seventh Circuit Court for Davidson County (Probate Division).
7. Property is Subject to the terms of Order to Terminate Trust and Approval of Authority of Liquidating Partner as recorded in Order No. 20P641, In the Seventh Circuit Court for Davidson County (Probate Division) of record in Instrument No. 20251210-0098351, said Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 **12/12/2025** [DATE].

AFFIANT SIGNATURE

12/12/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **December**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

