This Instrument Prepared By And Please Return To:
Mark T. Jobe, Jr. Esq.
Glankler Brown, PLLC
6000 Poplar Avenue, Ste. 400
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 1359099 DEEDWARRSP
12/17/2025 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $9,990.00
20251217-0100495

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 16th day of December 2025, by and between CRAIG DOWLING, a married man ("***Grantor***") and DWRE NASHVILLE, LLC, a Tennessee limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto Grantee, that certain real estate situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The real estate described herein and conveyed hereby is the same property conveyed to Grantor by Warranty Deed of record as Instrument No. 20230228-0013857 in the Register's Office of Davidson County, Tennessee.

Grantor conveys the above described property, including any after acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those matters set forth on Exhibit "B" attached hereto and made a part thereof, and Grantor does hereby warrant the title and quiet possession against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

Danyelle Dowling, wife of Craig Dowling, joins herein for the purpose of conveying any and all right, title and interest she could or may have in and to the herein described property arising from her marriage to the said Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

CRAIG DOWLING

Danyelle Dowling
DANYELLE DOWLING

4846-7271-1985, v. 1

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Craig Dowling, and wife, Danyelle Dowling, to me known to be the people described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal at office this 15th day of December, 2025.

My Commission Expires:

2.28.2027

RONDA CULBERSUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-28-27

Notary Public

Property Owner and Party Responsible for Payment of Real Property Taxes:
DWRE Nashville, LLC
5888 Distribution Drive
Memphis, TN 38141

Tax Parcel Identification Number:
05900019200

AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Tillerson as agent
Affiant

Subscribed and sworn to before me this 16th day of December 2025.

My Commission Expires: 8-21-27

Pamela Cox
Notary Public

PAMELA COX STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-21-2027

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee:

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 1 on The Hahn Commercial Subdivision, as of record in Book 5190, Page 685, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwesterly line of the former right-of-way of Rowan Drive (now closed) at a point in the northerly line of Haynes Manor Subdivision, Section 4, of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee;

1. Thence, North 44 degrees 02 minutes 00 seconds West, 230.00 feet to an iron pin;

2. Thence, North 45 degrees 58 minutes 00 seconds East, 347.13 feet to an iron pin on the southerly right-of-way, 35 feet from the centerline, on Whites Creek Pike;

3. Thence, with said Whites Creek Pike, South 43 degrees 54 minutes 49 seconds East, 205.05 feet to an iron pin;

4. Thence, leaving said Whites Creek Pike, with a curve to the right (having a central angle of 89 degrees 52 minutes 49 seconds, a radius of 25.00 feet, a tangent of 14.95 feet, and a chord bearing a distance South 01 degrees 01 minutes 35 seconds West, 25.32 feet) a distance of 39.22 feet to an iron pin on the northwesterly right-of-way of said former Rowan Drive;

5. Thence, South 45 degrees 58 minutes 00 seconds West, 321.70 feet to the point of beginning, containing 79,651.292 square feet, or 1.829 acres.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. City of Nashville and Davidson County taxes for the year 2025, a lien not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Plat Book 5190, Page 685, in the Register's Office of Davidson County, Tennessee.

3. Agreement of Dedication of Easement of record in Book 4806, Page 491 in the aforesaid Register's Office.

4. Matters shown on that certain Boundary Survey dated September 18, 2025 and performed by Civil & Environmental Consultants, Inc., Project No. 355-148.

5. Lease Agreement dated January 31, 2019 between Grantor's predecessor-by-assignment, Kennedy Brother's Realty, a Tennessee partnership consisting of Corey Kennedy and Travis Kennedy, as landlord, and FusionSite Clarksville, LLC, as Tenant.

Certificate of Authenticity

I, Teresa Villarreal, 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 **December 16, 2025**.

Date

Teresa Villarreal

Affiant Signature

12/8/2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this **16th** day of **December**, 20**25**.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Date

Notary's Seal (if on paper)