Karen Johnson
Batch # 1362075
12/29/2025 12:03 PM
Fees: $18.00 Taxes: $12,025.00
Davidson County
DEEDWARR
3 pgs
20251229-0102919

(2)

# WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.28.2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 25-L-328

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Craig Dowling | Craig Dowling | 13309001300 |
| (NAME) 199 Riverwood Drive | (NAME) 199 Riverwood Drive | |
| (ADDRESS) Franklin TN 37069 | (ADDRESS) Franklin TN 37069 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Two Hundred Fifty Thousand And No/100 Dollars ($3,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARITY0613, LLC A WYOMING LIMITED LIABILITY COMPANY HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG DOWLING, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 45 on the Final Plat Resubdivision of Lot 44 of the Resubdivision of Reserve Parcel 9, Section 10 of Allied Industrial Park, and Lot 45 of Section 17, of Allied Industrial Park, as of record in Instrument No. 20151123-0118384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to W. R. Sattler by Warranty Deed from Robert L. Eatherly and wife, Frances B.Eatherly, dated March 5, 1974, of record in Book 4818, page 682, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William R. Sattler by Quitclaim Deed from Omega C. Sattler, dated November 10, 1982, of record in Book 5965, page 650, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William R. Sattler by Quitclaim Deed from W. R. Sattler Real Estate, Inc., dated December 27, 1984, of record in Book 6460, page 138, Register's Office for Davidson County, Tennessee. And Being a portion of

the property conveyed to William R. Sattler and wife, Patti S. Sattler, by Quitclaim Deed from William R. Sattler,dated March 23, 1994, of record in Book 9303, page 322, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to William Robert Sattler by Quitclaim Deed from Patti Camelle Steebe Sattler, dated June 11, 2003, of record in Instrument No. 20030618-0083933, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Sattler Family Limited Partnership, a Tennessee limited partnership, byQuitclaim Deed from William R. Sattler, a single man, dated December 12, 2006, of record in Instrument No. 20061213-0153963, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. Sattler Family Trust, U/A dated June 26, 2012, by Quitclaim Deed from Edythe S. Dugger, General Partner of the Sattler Family Limited Partnership, a Tennesseelimited partnership, dated February 16, 2017, of record in Instrument No. 20170221-0017522, Register's Office for Davidson County, Tennessee.

AND

Being part of the same property conveyed to Stafford Partners No. 1, L. P., a Tennessee limited partnership by SpecialWarranty Deed from Polak Properties, LLC, a Tennessee limited liability company, dated August 21, 2014, recorded August 22, 2014 of record in Instrument No. 20140822-0076950, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. SattlerFamily Trust, U/A dated June 26, 2012, by Quitclaim Deed from Stafford Partners No. 1, L. P., a Tennessee limited partnership, November 10, 2025, record in Instrument No. 20251114-0091034, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarity0613, LLC a Wyoming Limitied Liability Company by Quitclaim from Edythe S. Dugger and William Duane Dugger, Co-Trustees of the William R. Sattler Family Trust U/W dated June 26, 2012 dated December 18, 2025 and recorded in Instrument No. 20251229-0102918, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 439 McNally Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 19 day of December, 2025.

Clarity0613, LLC a Wyoming Limited Liability Company

BY: _____
Marshall Todd Jackson, Manager

STATE OF TN
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared Marshall Todd Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Clarity0613, LLC a Wyoming Limited Liability Company the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager

Witness my hand and official seal at Franklin, Tennessee this 19 day of December 2025.

Commission Expires: _____

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028