Karen Johnson Davidson County
Batch# 1362258 DEEDWARRSP
12/29/2025 04:23:30 PM 4 pgs
Fees: $23.00 Taxes: $10,545.00
20251229-0103179

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| 322 Wilhagan Road, LLC<br>3622 Redmon Street<br>Nashville, TN 37209<br>Attn: [_____] | Map 106-12, Parcel 013.00 | 322 Wilhagan Road, LLC<br>3622 Redmon Street<br>Nashville, TN 37209<br>Attn: [_____] |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (CLW)<br>1221 Broadway, Suite 2400, Nashville, TN 37203 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **REGINALD L. CLAUD**, an individual (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **322 WILHAGAN ROAD, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 22 day of December, 2025

Dongelia Davis
Notary Public
My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2. Terms and provisions contained in notes shown on plat of record in Book 3500, Page 145, in the Register's Office of Davidson County, Tennessee.

3. Easement Agreement contained in Deed of record in Book 10889, Page 301, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 322 Wilhagan Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of December, 2025.

**REGINALD L. CLAUD**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, the undersigned, a Notary Public in and for said County and State, the within named **REGINALD L. CLAUD**, the bargainor, 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.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19 day of December, 2025.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

## EXHIBIT A

## LEGAL DESCRIPTION

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

LAND in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the PLAN OF MURFREESBORO ROAD INDUSTRIAL SUBDIVISION, Section Two, as of record in Book 3500, Page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Reginald L. Claud by Warranty Deed from Wilhagen Development Co., recorded in Instrument Number 200311200169141, in the Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Erica Allyn, 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 12/19/25 (date of document).

Erica Allyn
Affiant Signature

December 22, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of December, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

