Karen Johnson Davidson County
Batch# 1387569 DEEDQC
03/03/2026 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260303-0016586

This instrument was prepared by:
Brittani B. Dial, Attorney at Law
MITCHELL ROSS ROCCONI, PLLC
308 S. Second Street
Clarksville, Tennessee 37040
(931) 552-1480

ORTEX SYSTEMS, INC., a Tennessee Corporation

TO: QUITCLAIM DEED

GUARANTEE REAL ESTATE AND DEVELOPMENT, LLC
a Tennessee Limited Liability Company

THIS INSTRUMENT is made and entered into on this the 17th day of February, 2026, by and between ORTEX SYSTEMS, INC., a Tennessee Corporation, Grantor, and GUARANTEE REAL ESTATE AND DEVELOPMENT, LLC, a Tennessee Limited Liability Company, its successors and/or assigns, Grantee.

W I T N E S S E T H :

THAT, FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ORTEX SYSTEMS, INC., a Tennessee Corporation, Grantor does hereby convey and quitclaim unto GUARANTEE REAL ESTATE AND DEVELOPMENT, LLC, a Tennessee Limited Liability Company, Grantee, any and all right, title and interest of Grantor in and to the following described real estate, situated in the fourteenth (14th) Civil District for Davidson County, Tennessee, to-wit:

BEGINNING AT AN IRON PIN IN THE RIGHT-OF-WAY OF WHITE'S CREEK PIKE THENCE SOUTH 89 DEGREES 30' EAST 591 FEET ALONG THE COMMON BOUNDRY LINE OF PAULINE STERRY AND HORACE BENNETT TO A FENCE POST, THENCE SOUTH 1 DEGREE 30' WEST 343.2 FEET TO AN IRON PIN, THENCE 72 DEGREES WEST 147 FEET TO AN IRON PIN, THENCE NORTH 18 DEGREES WEST 226 FEET TO AN IRON PIN, THENCE SOUTH 72 DEGREES WEST 300 FEET TO AN IRON PIN IN THE RIGHT-OF-WAY OF WHITE'S CREEK PIKE, THENCE NORTH 18 DEGREES WEST 250 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY HICKERSON AND HICKERSON, ENGINEERS, DATED OCTOBER 14, 1968.

This conveyance is further subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ortex Systems, Inc., a Tennessee Corporation, by deed of record with legal reference of 20140402-0027205, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel #2200012600, in the Davidson County Tax Assessor's Office.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER APPLICABLE LAW.

SAID REAL ESTATE, together with all improvements thereon, unto the said GUARANTEE REAL ESTATE AND DEVELOPMENT, LLC, a Tennessee Limited Liability Company, its successors and/or assigns, Grantee.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto signed on this the 17th day of February, 2026.

ORTEX SYSTEMS, INC.,
a Tennessee Corporation

By: _____
DAVID P. BLAKE, SR. President

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, David P. Blake, Sr., President of ORTEX SYSTEMS, INC., a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of ORTEX SYSTEMS, INC., a Tennessee Corporation, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker and WITNESS MY HAND AND SEAL, of office, this 17 day of February, 2026.

BRITTANY B. DIAL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: 9/16/26

Name & Address of
Property Owner:

Guarantee Real Estate and Development, LLC
250 Ortex Drive
Clarksville, Tennessee 37040

Name & Address of Person
Responsible for Payment of
Taxes (if different)

Same

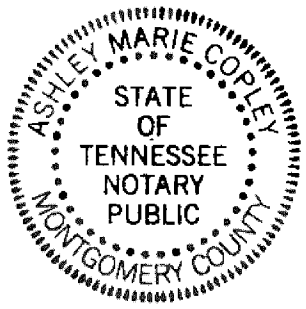
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 17 day of February, 2026.

NOTARY PUBLIC
My Commission Expires: May 16, 2029



Tennessee Certification of Electronic Document

I, Brittani B Dial, 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 2/17/2026 (date of document).

Brittani B Dial
Affiant Signature

3/3/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 3 day of March, 2026.

Ashley Copley
Notary's Signature

MY COMMISSION EXPIRES: May 16th 2029

NOTARY'S SEAL

ASHLEY MARIE COPLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY