Karen Johnson Davidson County
Batch# 1387892 DEEDWARRSP
03/04/2026 08:47:30 AM 5 pgs
Fees: $28.00 Taxes: $13,875.00
20260304-0017054

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
135 Lemuel Road LLC 209 Brookhaven Drive Gallatin, TN 37066-5605	Map/Parcel No. 060-15-0 075.00	Same as New Owner.
This instrument prepared by: Robert Leonard, Esq., Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/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, Has Ben, LLC, a Tennessee limited liability company, being the Successor-in-Interest to Hunter Industrial Services, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 135 Lemuel Road LLC, a Tennessee limited liability company, together with its successors and assigns (collectively, the "Grantee"), the real property described on Exhibit A, attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 135 Lemuel Road, Nashville, Tennessee 37207.

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

Grantor, in his fiduciary capacity, covenants with the Grantee, and its successors and assigns, that Grantor, in his fiduciary capacity, is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Affiant

Subscribed and sworn to before me this 2 day of March, 2026.

Notary Public

My Commission Expires: 1/1/2026

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

4926-3529-6146

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26th day of February, 2026.

GRANTOR:

Has Ben, LLC,
a Tennessee limited liability company

By: _____
Name: Tara Fetherling
Title: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Dolores Roe, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tara Fetherling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Has Ben, LLC, a Tennessee limited liability company, being the Successor-in-Interest to Hunter Industrial Services, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, TN, on this the 26th day of February, 2026.

_____
Notary Public

My Commission Expires:
7/21/2026

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

4926-3529-6146

EXHIBIT A

LEGAL DESCRIPTION

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

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 12 of the Len K. Hart Property, as of record in Plat Book 421, Page 16, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Cherry Land Surveying, Inc., dated February 17, 2011 as follows: BEGINNING at an existing iron rod in the northerly right-of-way line of Lemuel Road, 40 feet in width, at a corner common with the property of Jackie and Kellye Bradley, as of record in Instrument No. 20061002-0121178, at the Register's Office for Davidson County, Tennessee, also being a part of Lot 12 and 13 of the Len K. Hart property; thence, leaving the northerly right-of-way line of Lemuel Road, with the easterly property Jackie & Kellye Bradley, North 03 degrees 00 minutes 40 seconds East, 836.24 feet to an existing iron road, in the southerly property line of a 10 foot lane, as of record in the plat of the said Len K Hart property; thence, with the southerly property line said 10 foot lane, South 88 degrees 45 minutes 40 seconds East, 21.00 feet to an existing iron rod, at the corner common with Lot 5 of the said Len K. Hart property, also being the property of Goodlett Realty Co., as of record in Instrument No. 20040802-0092141, at the Register's Office for Davidson County, Tennessee; thence, with a deed gap with said Lot 5, South 18 degrees 29 minutes 29 seconds East, 560.00 feet to an iron rod set; thence, South 10 degrees 48 minutes 49 seconds East, 145.00 feet to an existing iron rod, at a corner common with Lot 11 of the said Len K. Hart property, also being the property of Larry J. Hasty, as of record in Instrument No. 20060120-0007773, at the Register's Office for Davidson County, Tennessee;, thence, with the westerly property line of said Lot 11, south 09 degrees 24 minutes 43 seconds West, 273.88 feet to an existing iron rod in the northerly right-of-way line of Lemuel Road; thence, with the northerly right-of-way line of Lemuel Road, North 64 degrees 08 minutes 00 seconds West, 250.00 feet to the point of BEGINNING, containing 154,370 square feet or 3.544 acres more or less.

Being the same property conveyed to Hunter Industrial Service LLC, a Tennessee limited liability company, by Warranty Deed from Intime Corporation, a Tennessee Corporation, dated March 10, 2011 and recorded on March 11, 2011, of record in Instrument No. 20110311-0019339, Register's Office for Davidson County, Tennessee. Hunter Industrial Service LLC is now known as Has Ben, LLC, a Tennessee Limited Liability Company, by Articles of Amendment filed on June 1, 2015, Tennessee Secretary of State Office

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2026, a lien not yet due and payable.

2. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1 and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/26/26 (date of document).

Affiant Signature

2/26/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 26th day of February, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29