THIS INSTRUMENT WAS PREPARED BY:

FENNEMORE CRAIG P.C.
2394 E. Camelback Road, Suite 600
Phoenix, AZ 85016

Karen Johnson Davidson County
Batch# 1390373 DEEDWARRSP
03/09/2026 10:59:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20260309-0018530

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Sebring Visco, LLC 2401 Stanley Gault Parkway, Louisville, KY 40223	New Owner	094-10-0-041.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **F.G. Titan Properties, LLC, a Tennessee limited liability company** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sebring Visco, LLC, a Kentucky limited liability company** ("Grantee"), and its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Plat of Visco Industrial Subdivision, Section 3 of record in Plat Book 3842, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to F.G. Titan Properties, LLC, a Tennessee limited liability company by Special Warranty Deed from Dave L. Westerman of record in Instrument No. 201806220060456, in the Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is UNIMPROVED ☐
This is IMPROVED ☑ property known as **933 Visco Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, and against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

[*Signature appears on the following page.*]

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1,800,000.00

Affiant

Subscribed and sworn before me, this 5th day of March, 2026

Notary

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 4th day of March, 2026.

GRANTOR:

F.G. TITAN PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Francesco Colaianni
Title: Managing Member

STATE OF Louisiana)
) ss.
County of St. Tammany)

This instrument was acknowledged before me this 4th day of March, 2026, by Francesco Colaianni, the Managing Member of F.G. TITAN PROPERTIES, LLC, a Tennessee limited liability company, on behalf thereof.

_____
Notary Public

Marie Betts
Louisiana Notary Public # 159677
St. Tammany Parish *Statewide Jurisdiction
Commissioned for life

[Signature Page to the Special Warranty Deed]

Exhibit "A"

Permitted Exceptions

1. All matters shown on plat(s) of record in Plat Book 3842, Page 177; and Plat Book 3842, Page 183, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Restrictive Covenants, by Vine Street Realty Company, of record in Book 4218, Page 237, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Deed of Conveyance, by and between Vine Street Realty Company and Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 4096, Page 342, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Right-of-way and Construction of Road, by and between Vine Street Realty Company, a Tennessee corporation and Robert Bingham and Rona Mae Bingham, of record in Book 4118, Page 286, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Deed of Conveyance, by and between Vine Street Realty Company and Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 4320, Page 519, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Deed of Conveyance, by and between Vine Street Realty Company and Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 4385, Page 469, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Vine Street Realty Company and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4586, Page 509, in the Register's Office of Davidson County, Tennessee.

8. Easement contained in Deed of record in Book 6046, Page 356, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Quitclaim Easement, by and between Frances A. Oman; Barbara O. Sullivan; Carolyn O. Smith; Merida O. Chambers; Delphine O. Sloan; and Houvis & Company and Harco Corporation, a Delaware corporation, of record in Book 6046, Page 362, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Agreement for Easement, by and between Signal Industrial Properties, L.P., a Tennessee limited partnership having its sole General Partner, Signal Industrial Products Corp. and Dave L. Westerman, and his heirs and assigns, of record in Instrument No. 201806220060455, in the Register's Office of Davidson County, Tennessee.

11. Intentionally Omitted.

Certificate of Authenticity

I, Jeanne Thompson, 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 3/6/2026.

Date

Jeanne Thompson

Affiant Signature

03/6/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027