Karen Johnson Davidson County
Batch# 1414234 DEEDWARR
05/01/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260501-0038986

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00

Affiant

Subscribed and sworn to before me, this 20 day of April, 2026.

CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
JPS Global, LLC 5499 Clarksville Pike Whites Creek, TN 37189	New Owner	Tax Parcel ID No. 039-00-0-016.00

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 of which is hereby acknowledged, **Nashville Event Lighting, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JPS Global, LLC, a Tennessee limited liability company,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, said tract being 2.4 miles, more or less, southwest of Joelton; being generally located north of Stenberg Road; being south of and adjacent to Tennessee Highway 112 (Clarksville Pike); and east of and adjacent to Old Hickory Boulevard. Said Tract being more particularly described as follows:Beginning at a PK nail (new) at the intersection of the southern right-of-way of Tennessee Highway 112 (Clarksville Pike) and the eastern right-of-way of Old Hickory Boulevard, said iron pin being South 16 degrees 23 minutes 24 seconds East 79.0 feet from the centerline intersection of Tennessee Highway 112 (Clarksville Pike) and Old Hickory Boulevard; Thence with the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), South 46 degrees 48 minutes 17 seconds East 177.74 feet to an iron pin (new), said iron pin being the northwestern corner of the Shayne A. Harris property, as recorded Instrument No. 200604250046909, Register's Office for Davidson County, Tennessee; Thence leaving the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), and with the western lines of the said Harris property for the next 3 courses as follows: - South 43 degrees 29 minutes 05 seconds West 114.91 feet to an iron pin (new); - South 47 degrees 18 minutes 55 seconds East 55.00 feet to an iron pin (new); and - South 01 degree 48 minutes 05 seconds West 114.80 feet to an existing iron stake, said iron stake being in the northern line of the Yadira Sandoval, et vir property, as recorded as Instrument No. 201601140003934, Register's Office for Davidson County, Tennessee; Thence with the northern line of the said Sandoval property, and generally following an existing fence, North 85 degrees 23 minutes 47 seconds West, passing an existing 2" iron pipe at 125.16 feet, in all 129.16 feet to an iron pin (new), said iron pin being in the eastern right-of-way of Old Hickory Boulevard; Thence with the eastern right-of-way of Old Hickory Boulevard, on a curve to the left, said curve having a radius of 1,637.61 feet, an arc length of 133.23, a chord bearing of North 08 degrees 15 minutes 19 seconds East, and a chord distance of 133.19 feet to a point; Thence continuing with the eastern right-of-way of Old Hickory Boulevard, North 05 degrees 55 minutes 29 seconds East 216.04 feet to the point of beginning. Said Tract contains 0.792 Acres (34,489.00 square feet), more or less. Property description is based on the Boundary Survey of The Jason Walker Property by Billy Ray Suiter, PLS 1837, on November 14, 2019. All iron pins set are 1/2" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to Nashville Event Lighting, LLC, a Tennessee limited liability company, by Quitclaim Deed from Blue Sky Believers, LLC, a Tennessee limited liability company, of record as Instrument No. 20241230-0101217, Register's Office for

Davidson County, Tennessee, dated December 30, 2024 and recorded on December 30, 2024.

This is improved property commonly known as: 5499 Clarksville Pike, Whites Creek, TN 37189

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 20th day of APRIL, 2026.

Blake Chaffin

Blake Chaffin, Sole Member

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared Blake Chaffin, 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 Sole Member of **Nashville Event Lighting, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 20 day of April 2026.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/1/2026** (date of document).

Affiant Signature

5/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

