Karen Johnson Davidson County
Batch# 1418001 DEEDWARR
05/08/2026 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20260508-0041667

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$3,200,000.00**

Subscribed and sworn to before me this 5 day of May, 2026.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

Tricia Hewett
Affiant

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Sheet Metal Workers Local No. 177 Building Corporation	**Same as New Owner**	**02200016400**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **The Gifford Partnership**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Sheet Metal Workers Local No. 177 Building Corporation, a Tennessee Corporation**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Sub of Lot 4 of the W. C. Gifford Lands Commercial P.U.D. of record in Plat Book 7900, Page 793, 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 a portion of the same property conveyed to William C. Gifford by Warranty deed from First American Bank of Nashville, NA of record in Book 5982, page 107 Register's Office for Davidson County , Tennessee, dated December 23, 1982 and recorded on December 23, 1982. (Value or consideration as shown in aforementioned deed $105,000.00.)

Being the same property conveyed to William C. Gifford by Warranty deed from The Gifford Company, A Tennessee Corporation and Gifford Investments, Tennessee Partnership of record in Book 7433, page 41, Register's Office for Davidson County, Tennessee, dated December 22, 1987 and recorded on December 23, 1987. (Value or consideration shown in aforementioned deed $75,000.00.)

Being a portion of the same property conveyed to The Gifford Partnership by Quitclaim

deed from William C. Gifford and wife, Mary Sue Gifford of record in Book 9203, page 164 Register's Office for Davidson County , Tennessee, dated December 28, 1993 and recorded on December 29. 1993. (Value or consideration as shown in aforementioned deed $0.00.)

This is improved property known as: 219-221 Gifford Place, Nashville, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 5th of May, 2026.

Donna D. Knepper

The Gifford Partnership
By: Donna G. Knepper, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Russell E. Freeman, a Notary Public of the State and county mentioned, personally appeared **Donna G. Knepper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Partner**, authorized to execute the instrument of **The Gifford Partnership**, the within named bargainor, a Tennessee Partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership as a **Partner**.

Witness my hand, at Goodlettsville, Tennessee, this 5th day of May, 2026.

Notary Public
My commission expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Karla I Ward, 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 5/5/26 (date of document).

Affiant Signature

5/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

