Karen Johnson Davidson County
Batch# 1421203 DEEDWARRSP
05/15/2026 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $2,812.00
20260515-0044015

SPECIAL WARRANTY DEED



STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$760,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2026.

Notary Public

My Commission Expires: 8-30-2027

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group, PLLC
4535 Harding Pike Ste 100
Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ironclad 300 Philfre LLC 805 Lea Ave, Apt. 2802 Nashville, TN 37203	10713016600	New Owner

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 which are hereby acknowledged, Fesslers Holdings, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto Ironclad 300 Philfre LLC, a Tennessee limited liability company (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is unimproved property located and known as 300 Philfre Court, Nashville, TN 37205.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon, if any, and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or

parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 15th day of May, 2026.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

FESSLERS HOLDINGS, LLC

By: _____
Chris Sadler, Authorized Party

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chris Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member (or other officer authorized to execute the instrument) of **Fesslers Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of limited liability company as such officer.

Witness my hand, at office, this 11th day of May, 2026.

_____
Notary Public

NANCY W. STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

BEING Lot No. 2 as shown on the Plan of Gore Subdivision of record in Book 9700, page 454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fesslers Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Vera G. Sadler. of record at Instrument No 20100813-0064092, dated August 13, 2010, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Taxes for the year 2026, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3700, page 152, Plat Book 5050, page 108, Plat Book 5200, page 170 and Plat Book 9700, page 454, said Register's Office.

3. Access easement in deed of record in Book 1279, page 138, said Register's Office.

4. Water Line easement in Book 2301, page 35, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4131, page 849, said Register's Office.

6. Easement(s) in Book 5236, page 311, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 May 11, 2026.

Date

Affiant Signature

May 15, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2026.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

202605150044015