Karen Johnson Davidson County
Batch# 1421812 DEEDWARR
05/18/2026 03:18:30 PM 5 pgs
Fees: $28.00 Taxes: $19,610.00
20260518-0044440

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 total: **$5,300,000.00**

Tract I: $1,300,000.00
Tract II: $900,000.00
Tract III: $3,100,000.00

Subscribed and sworn to before me this 12th day of May, 2026.

Notary Public Affiant

My Commission Expires: _____

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
907 McCross, LLC	**907 McCross, LLC**	**Tract I: 034-02-0-010.00**
601 Park Hill Dr.	**601 Park Hill Dr.**	**Tract II: 034-02-0-104.00**
Nashville, TN 37205	**Nashville, TN 37205**	**Tract III: 034-02-0-107.00**

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 **Joy Lamberson McNaughten, Greg Page, and Steven P. Duensing, each individually, and Business Park Partners, GP a Tennessee General Partnership** the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **907 McCross, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

Being Lot Nos. 1, as shown on the plan "Final Plat of the Rivergate Executive Park Subdivision" of record in Instrument No. 20131213-0126115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II:

Being Lot No. 2 as shown on the plan "Final Plat of the Rivergate Executive Park Subdivision" of record in Instrument No. 20131213-0126115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract III:

Being Lot No. 3, as shown on the plan "Final Plat of the Rivergate Executive Park Subdivision" of record in Instrument No. 20131213-0126115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Each tract being the same property conveyed to Business Park Partners, GP, a Tennessee general partnership by Special Warranty Deed from Rivergate Executive Park General Partnership, a Tennessee general partnership of record in Instrument No. 20131219-0128454, as corrected by Instrument No. 20140228-0017469, Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 19, 2013.

Being the same property further conveyed to Business Park Partners, GP remaining partners: Joy Lamberson McNaughten (33.3% interest), Greg Page (33.3% interest), and Steven Duensing (33.4% interest), as tenants in common by Quitclaim Deed from The Estate of Jack Davis Junior of record in Instrument No. 20151229-0130708, Register's Office for Davidson County, Tennessee, dated December 4, 2015 and recorded on December 29, 2015.

The said Business Park Partners, GP, a Tennessee General Partnership is comprised of three general partners, namely Joy Lamberson McNaughten, Greg Page, and Steven P. Duensing. The said Joy Lamberson McNaughten, Greg Page, and Steven P. Duensing join in this conveyance in their individual capacity to convey any and all interst they have in said property.

This is improved property known as: Tract I: 907 Rivergate Pkwy, Goodlettsville, TN 37072; Tract II: 109 Glancy St. Goodlettsville, TN 37072; and Tract III: 0 Glancy St., Goodlettsville, TN 37072.

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.

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this 12 of May, 2026.

Joy Lamberson-McNaughten, Individually

Steven P. Duensing, Individually

Business Park Partners, GP a Tennessee General Partnership

By:
Joy Lamberson-McNaughten, Partner

By:
Steven P. Duensing, 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 **Joy Lamberson-McNaughten and Steven P. Duensing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners authorized to execute the instrument of **Business Park Partners, GP,** the within named bargainor, **a Tennessee General Partnership**, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Partner.

Witness my hand, at Goodlettsville, Tennessee, this 12 day of May, 2026.

Notary Public My commission expires: 11/26/2028

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joy Lamberson-McNaughten and Steven P. Duensing**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 2026.

Notary Public My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand this 12 of May, 2026.

Greg Page, Individually

Business Park Partners, GP a Tennessee General Partnership

By:
Greg Page, Partner

PATRICIA LOU RIBOVICH
Notary Public - State of Florida
Commission # HH 693785
My Comm. Expires Sep 13, 2029
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF Monroe)

Personally appeared before me, Patricia Lou Ribovich the undersigned authority, a Notary Public for said county and State, **GREG PAGE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Marathon, Florida, this 12 day of May, 2026.

Notary Public

My Commission Expires: 9-13-2029

PATRICIA LOU RIBOVICH
Notary Public - State of Florida
Commission # HH 693785
My Comm. Expires Sep 13, 2029
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF Monroe)

Before me, the undersigned authority, Patricia Lou Ribovich, a Notary Public of the State and county mentioned, personally appeared **GREG PAGE** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partner(s) authorized to execute the instrument of **Business Park Partners, GP,** the within named bargainor, **a Tennessee General Partnership**, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Partner.

Witness my hand, at Marathon, Florida, this 12 day of May, 2026.

Notary Public

My commission expires: 9-13-2029

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 **5/12/2026** [DATE].

AFFIANT SIGNATURE

5/15/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

