Karen Johnson Davidson County
Batch# 1436572 DEEDWARR
06/22/2026 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $19,240.00
20260622-0056042

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
PPG Nashville LLC
4436 Park Drive
Norcross, GA 30093

Send Tax Bills To:
New Owner

Map & Parcel No: 079-00-0-055-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Toan, LLC, a California Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **PPG Nashville LLC, a Georgia Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of June, 2026.

Toan, LLC, a California Limited Liability Company

By: David R Shadoan Member
David R. Shadoan, Sole Member

STATE OF ARIZONA
COUNTY OF Yavapai

Before me, a Notary Public of the state and county mentioned, personally appeared David R. Shadoan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himslef to be the Sole Member of Toan, LLC, a California Limited Liability Company, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Sole Member.

Witness my hand and seal this 18th day of June, 2026.

Notary Signature

LAURIE RANGEL
Notary Public - Arizona
Yavapai County
Commission # 666388
My Comm. Expires Jun 11, 2028

My commission expires: June 11, 2028

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of June, 2026.

Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on Plan of the Resubdivision of Lots 1 & 2 of Section 6 of Cockrill Bend Industrial Park of record in Plat Book 6900, Page 441, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Toan, LLC, a California limited liability company, by Warranty Deed dated October 31, 2006, from Connie Perkins, Trustee of the Jerome C. Henson, III GST Trust, and Connie Perkins, Trustee of the Jerome C. Henson, III NON-GST Trust, of record in Instrument No. 20061031-0135277, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 7127 Cockrill Bend Blvd, Nashville, TN 37209.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 079-00-0-055-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

2. All matters shown on the Plan of record in Plat Book 6900, Page 441, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Street Right of Way Dedication of Cockrill Bend Industrial Road of record in Plat Book 4175, Page 3, Register's Office for Davidson County, Tennessee. Cockrill Bend Industrial Road was renamed Cockrill Bend Boulevard by Metropolitan County Council Bill No. 089-988, of record in the County Court Clerk's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4253, Page 347, said Register's Office.

5. Subject to the easement as shown on the drawing attached to the Deed from the State of Tennessee of record in Book 4487, Page 438, said Register's Office.

6. A portion of the property lies within the 100 year flood line.

7. All matters as shown on the ALTA/NSPS Land Title Survey of 7127 Cockrill Bend Blvd. by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S.#3319 dated June 11, 2026 as Job No. SS57637.DWG

I, Jeff Benz, 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 the 19th day of June, 2026.

Date: June 19, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of June, 2026.

Notary Public
My commission expires: 3/5/2030

