Karen Johnson Davidson County
Batch# 1461868 DEEDWARR
08/19/2026 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20260819-0077061

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
3278 Franklin Limestone LLC	Same as new owner	148-00-0-070.00
(NAME)	(NAME)	
1121 Crater Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David C. Whitson and Camille F. Whitson**, husband and wife (collectively, the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **3278 Franklin Limestone LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3278 Franklin Limestone Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself/herself, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of August, 2026.

GRANTOR:

David C. Whitson

Camille F. Whitson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David C. Whitson and Camille F. Whitson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of August, 2026.

CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

Notary Public

My Commission Expires: 5-8-2029.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Nashville, Davidson County, Tennessee, bounded on the North by Franklin Limestone Road on the East, South and West by Werthan Industries, Inc., and being described more particularly as follows:

Beginning a point in the Southerly margin of Franklin Limestone Road, said point being the Northwest corner of Werthan Industries, Inc. land (Book 8272, Page 272, RODC, TN); thence with said Werthan Industries, Inc. and an old fence S 14° 34' 56" W 166.32 feet to a point in the Northerly line of Werthan Industries, Inc. (Book 9222, Page 893, RODC, TN); thence with said Werthan Industries Inc. and an old fence the following 3 (three) calls:

N 78° 28' 00" W 65.00 feet to a point; N 78° 28' 00" W 87.98 feet to a point; N 14° 59' 39" W 110.77 feet to a point in the Southerly margin of said Franklin Limestone Road; thence with said Southerly margin N 82° 43' 56" E 145.04 feet to a point N 82° 43' 56" E 10.96 feet to a point N 86° 49' 47" E 65.78 feet to the Point of Beginning.

Being the same property conveyed to David C. Whitson and wife, Camille F. Whitson, by Warranty Deed from Richard Larry Griggs and wife, Wanda Griggs, of record in Deed Book 11075, Page 476, in the Register's Office of Davidson County, Tennessee, dated August 19, 1998, and recorded on August 20, 1998.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 14, 2026.

Affiant Signature

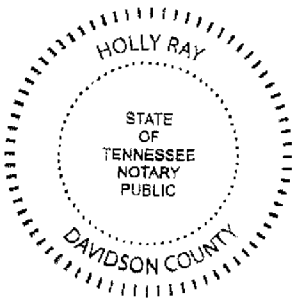
August 14, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27