Karen Johnson Davidson County
Batch# 1466779 DEEDWARRSP
09/02/2026 09:41:30 AM 7 pgs
Fees: $38.00 Taxes: $9,250.00
20260902-0080972

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THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS PLC
1700 Riverview Tower
900 S. Gay Street
Knoxville, TN 37902

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map / Parcel Number(s): |
|---|---|---|
| Essex Ventures LLC<br>545 W. Baxter Avenue<br>Knoxville, TN 37921 | Essex Ventures LLC<br>545 W. Baxter Avenue<br>Knoxville, TN 37921 | 07900010300 |

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, HOLSTON GASES, INC., a Tennessee corporation, (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to ESSEX VENTURES LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

The Property is conveyed subject to the matters more particularly described on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee, its successors and assigns, forever the title to the Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

This is property known as 109 Centennial Circle, Nashville, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of the 20 day of August, 2026.

**GRANTOR:**

HOLSTON GASES, INC.

By: Joe Baxter
Joe Baxter, President

STATE OF TENNESSEE )

COUNTY OF KNOX )

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joe Baxter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the President of Holston Gases, Inc., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS, my hand, at office this 18 day of August, 2026.

NICOLE ALFORD
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 3-24-2030

Notary Public

My Commission Expires: 3-24-2030

STATE OF TENNESSEE )

COUNTY OF KNOX )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,500,000.

Joe Baxter
Affiant

Sworn to and subscribed before me this 18 day of August, 2026.

NICOLE ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 3-24-2030

Notary Public

My Commission Expires: 3-24-2030

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land located in the Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 5 on the plan of PHASE 1, WESTPORT BUSINESS PARK, as shown by plat appearing of record in Instrument No. 201603240028084, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Holston Gases, Inc., a Tennessee corporation, by Deed from William H. Freeman, of record in Instrument No. 201801220006241, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on plat(s) of record in Plat Book 5200, Page 251, as affected by Instrument to Amend Final Subdivision Plat, in Instrument No. 201112050094562, Affidavit in Instrument No. 201506150056280; Instrument No. 201308280091007, as revised in Instrument No. 201603240028084, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Right-of-Way Easement, by and between State of Tennessee and Louisville and Nashville Railroad Company, its successors and assigns, of record in Book 4599, Page 83, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Right-of-Way Easement, by and between State of Tennessee and Louisville and Nashville Railroad Company, its successors and assigns, of record in Book 4872, Page 854, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Right-of-Way Easement, by and between State of Tennessee and Louisville and Nashville Railroad Company, its successors and assigns, of record in Book 5640, Page 740, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Cline Development, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200811260115659, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Cline Development, LLC, of record in Instrument No. 201206040048310, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Westport Business Park Owner's Association, by Cline Development, LLC, a Tennessee limited liability company, of record in Instrument No. 201502120013172; as affected by First Amendment to the Declaration or Covenants, Conditions and Restrictions with Reservation of Easements for Westport Business Park in Instrument No. 201510010099810; and Second Amendment to the Declaration or Covenants, Conditions and Restrictions with Reservation of Easements for Westport Business Park in Instrument No. 201705310053950, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Restrictive Covenant for Security Residence, by William H. Freeman, of record in Instrument No. 201612080128924, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Ingress/Egress Easement/Utility Easement, by Cline Development, LLC, a Tennessee limited liability company, and Centennial Place Realty,

LLC, a Tennessee limited liability company, of record in Instrument No. 201708210085630, in the Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Denielle Kloster, 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 20, 2026 (date of document).

Affiant Signature

8/27/2026
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 27 day of August, 2026.

OFFICIAL SEAL
TINA WINTER
Notary Public - State of Illinois
Commission No. 1023344
My Commission Expires January 7, 2030

Notary's Signature

MY COMMISSION EXPIRES: January 7, 2030

NOTARY'S SEAL