Karen Johnson Davidson County
Batch# 1468883 DEEDWARRSP
09/04/2026 12:57:30 PM 6 pgs
Fees: $33.00 Taxes: $8,510.00
20260904-0082570

2nd

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC. Attn: Accounting Dept. 501 Mainstream Nashville, TN 37228	SAME	072-06-0-241.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PAUL L. BUDSLICK, JR. and KARL E. PETERS, as tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC.**, a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantors, but not further or otherwise.

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 Page to Follow)

IN WITNESS WHEREOF, the undersigned, have hereunto subscribed their names on this 1st day of September, 2026.

PAUL L. BUDSLICK , JR.

KARL E. PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PAUL L. BUDSLICK, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2026.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 08, 2028

NOTARY PUBLIC
My Commission expires: March 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared KARL E. PETERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2026.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 08, 2028

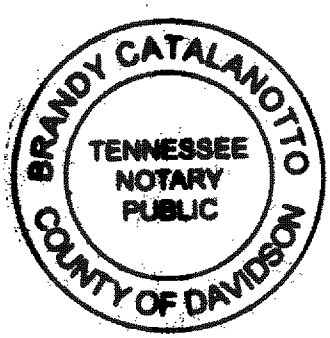
NOTARY PUBLIC
My Commission expires: March 8, 2028

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of September, 2026.



NOTARY PUBLIC

My Commission expires: 11/8/27

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being parts of Lots Nos. 4, 5 and 6 on the Plan of Kenmore Place of record in Plat Book 332, Page 32 and 33, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Gallatin Pike, as now located, at the intersection of said Pike and Campbell Avenue; thence along the southerly margin of Campbell Avenue, South 83 degrees 34 minutes East 150 feet to a concrete monument; thence South 32 degrees 00 minutes West 231 feet to an iron pin in the line between Lots 3 and 4 in said Subdivision; thence along the line between said lots. North 83 degrees 34 minutes West 150 feet to a concrete monument in the easterly right- of-way of Gallatin Pike; thence with the same, North 32 degrees East 231 feet to the point of beginning.

Being the same property conveyed to Paul L. Budslick, Jr., and Karl E. Peters, as tenants in common, by Warranty Deed from Shree Nar Narayan LLC, a Tennessee limited liability company of record in Instrument No. 20150812-0080710, Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 12, 2015.

EXHIBIT "B"
Permitted Exceptions

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

2. Matters shown on the Plan of record in Plat Book 332, page 32 and Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Easement and agreement of record in Book 3073, Page 150, said Register's Office.

4. Easement of record in Book 7497, Page 854, said Register's Office.

5. Easement Agreement of record in Book 9117, Page 776, said Register's Office.

6. Easement of record in Book 4164, Page 521, said Register's Office.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 September 1, 2026 (date of document).

Affiant Signature

September 1, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of September, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON