



4,000± sf Commercial Building on 2.65± Acres in Columbia, TN

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2024 Community Data Profile



COLUMBIA MAURY COUNTY 2024 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Columbia
Year Incorporated	1817
Land Area in Square Miles (County)	613
Water Area in Square Miles (County)	2
Latitude	N35° 36.90'
Longitude	W87° 02.12'
Elevation	650'
Market Region	Nashville
Distance From Nashville	45 miles
Time Zone	Central
City Website	www.columbiatn.com
County Website	www.maurycounty-tn.gov
Additional Incorporated Cities within the County	Mt. Pleasant and Spring Hill
Unincorporated Cities	Culleoka, Hampshire, Santa Fe, Williamsport

POPULATION

	City	County
2020 (Census)	41,690	100,974
2023 Population	44,466	109,982
2023 Median Age	39.5	40.5
2028 Population Projection	46,658	119,050
Annual Growth Rate (2023-2028 Projected)	0.97%	1.60%

Source: ESRI

CLIMATE

Annual Average Temperature	57.85° F
Average High Temperature	70.1° F
Average Low Temperature	45.7° F
Annual Average Precipitation	55.43"
Annual Average Snowfall	2"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2023)		
• Rate per \$100 value	\$0.8251	\$1.91
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%

Total Local Assessment (2022)	\$1,523,175,566	\$3,933,474,557
Hotel-Motel Tax	5%	5%
Motor Vehicle Wheel Tax Rate		\$25.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.75%	
Local and State Sales Tax Collected (FY2023)	
• \$235,365,755	
Income Tax	
• Personal: Repealed beginning January 1, 2021	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue



Cherry Glen Industrial Park (305 acres) is among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit www.tnecd.com/sites/certified-sites/

2024 COMMUNITY DATA PROFILE

EDUCATION

District Name	Maury County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	23
Number of Classroom Teachers	854
Student to Teacher Ratio	15:1
Additional Staff	118
Total Number of Students	12,782
Number of Private Schools	11
Total Number of Students	2,240
Number of Teachers	205

Number of High School Graduates (2023)	844
Graduation Rate	89.0%
Educational Attainment with a Degree (Adults Age 25+)	40.1%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- Columbia State Community College Columbia
- TN College of Applied Technology Hohenwald
- University of TN Southern Pulaski
- TN College of Applied Technology Pulaski
- TN College of Applied Technology Shelbyville

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	City Manager and City Council Meets 2nd Thursday at 5:30 p.m. City Hall
County	Mayor and County Commissioners Meets 3rd Monday at 6:30 p.m. Tom Primm Commission Room 6 Courthouse Square, Columbia

Fire Department	
• Full-time fire fighters in city	93
• City volunteers	0
• Full-time fire fighters in county	1
• County volunteers	100
• Fire stations in city	5
• City fire trucks	9
• Fire stations in county	13
• County fire trucks	26

Law Enforcement	
• Full-time police officers in city	5
• Full-time police officers in county & sheriff	140
• City patrol cars	107
• County patrol cars	132

	City	County
Insurance Rating	1	5/5X
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes
Columbia Industrial Dev. Board	Yes	
Health, Housing, Education Board	Yes	

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Maury County Airport
Location Identifier	MRC
Distance from Columbia	9 miles
Runway Length	6,003 feet asphalt; 2,000 feet turf
Surface	Asphalt/Turf
Lighting	MIRL/PAPI
Fuel	100LL/Jet A 24/7
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Columbia	84 miles

Nashville International Airport (BNA) serves approximately 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 destinations.

HIGHWAYS

U.S. Highways	31, 43, 412
State Highways	50, 412, 7, 243
Nearest Interstate	Interstate 65 and Interstate 840

COMMON CARRIERS

Air Freight Companies	Yes
Motor Freight Companies	7
Terminal Facilities	7
Bus Services	
Inter-City	No
Local	Yes
Carrier Service	Yes

RAILROADS SERVED BY

CSX Transportation and TN Southern Railroad

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	43

COMMUNICATIONS

Newspapers	Main Street Media The Daily Herald The Tennessean
Telephone Companies	AT&T
Radio Stations	4 local (WKRM, WMCP, WMRB, WXRQ)
Television Networks	4, 2 independent
Cable Service Available	Yes
Channels	125
Provider	Charter Communications, Columbia Power & Water Systems and AT&T
Internet Service Available	Yes
Provider	Charter Communications, Columbia Power & Water Systems and AT&T
Fiber Optics Available	Yes
Provider	Charter Communications, Columbia Power & Water Systems and AT&T

COLUMBIA-MAURY COUNTY, TENNESSEE

COMMUNITY FACILITIES

Health Care		Recreation	
Doctors	257	Libraries	1
Dentists	43	Parks	20
Hospitals	1	Golf Courses	2
Beds	255	(Public & Private)	
Primary Care Clinics	9	Swimming Pools	4
Speciality Care Clinics	37	(Public & Private)	
Nursing Homes	9	Country Clubs	1
Beds		Bowling Alleys	1
Retirement Homes	0	Soccer Fields	17
Beds			
Intermediate/ Assisted Living	3	Hotels & Motels	10
Beds	159	Rooms	800
Home Health Care	14	Bed & Breakfasts	2
Behavioral Health Hosp.	1		
Beds	60	Largest Meeting Room	
		Capacity	400
Religious Organizations		Arts & Cultural District	
Protestant	120	Columbia Arts District	
Catholic	1	Downtown Historic Business District	
Jehovah's Witness	1		
Seventh Day Adventist	2	Restaurants (City)	70
Latter Day Saints	1	Restaurants (County)	118
Other			
		Other	
		Skating rink, ball fields, tennis	
		courts, Wellness and Aquatics	
		Center, Natchez Trace Parkway.	
		Multi-use soccer fields at Ridley	
		Sports Complex, 1 tournament	
		level field.	

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	8
	Total Number of Offices	26
	Deposits	2,373,000,000
Credit Unions:	Total Number of Branches	3
	Total Number of Offices	5
	Deposits	467,043,491
Countywide Combined Deposits		\$2,840,043,491
(Deposits for June 30, 2023)		

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Mt. Pleasant	15
Heat Treating	Local	
Foundry	Mt. Pleasant	15
Heavy Hardware	Local	
Sheet Metal	Mt. Pleasant	15
Lubricants	Mt. Pleasant	15
Welding Supplies	Local	
Abrasives	Local	

SELECTED ECONOMIC INDICATORS

2023 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	87,203	382,409
Employed	52,574	237,058
Unemployed	1,671	7,499
Unemployment Rate	3.1%	3.1%

* Drive Time: 45 minute radius from Columbia (County seat)

Source: ESRI

2023 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	0.5%
Construction	7.9%
Manufacturing	14.7%
Wholesale Trade	1.4%
Retail Trade	11.0%
Transportation/Utilities	6.9%
Information	1.3%
Finance/Insurance/Real Estate	6.8%
Services	45.1%
Public Administration	4.3%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2022)

Number of Units	123
Ann. Avg. Employment	6,512
Ann. Avg. Weekly Wage	\$1,552

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2023
Amount	\$41,095

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2023
Amount	\$74,379

Source: ESRI

AVERAGE HOME SALES

Year	2022
Number of Homes Sold	3,07
Average Cost	\$413,245
2023 Median Home Value	\$320,779

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2022
Amount City	\$1,038,186,419
Amount County	\$2,030,854,984

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone and phosphate
Timber:

AGRICULTURAL

Crops: Hay, soybeans, corn, wheat and tobacco
Livestock: Equine, mules, cattle, goats, poultry

2024 COMMUNITY DATA PROFILE

UTILITIES

WATER

Water Supplier Columbia Power & Water Systems
Phone 931.388.4833
Website www.cpws.com
Source Duck River
Capacity 20,000,000 GPD
Current Consumption 8,630,000 GPD
Storage Capacity 13,900,000 Gallons

SEWER

Sewer Provider City of Columbia
Phone 931.560.1001
Website www.columbiatn.com/380/Wastewater
Type of Treatment Conventional activated sludge
Capacity 14,000,000 GPD (System is only permitted (NPDES permit) to discharge 10 million GPD)
Current Usage 6,000,000 GPD
City Sewer Coverage 90%
Storm Sewer Coverage 25%
Solid Waste Disposal Type County Landfill

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City)

Columbia Power & Water System
Executive Director Jonathan Hardin
District Address Post Office Box 379
 Columbia, Tennessee 38401-0379
Phone 931.388.4833
Website www.cpws.com

LOCAL POWER COMPANY (County)

Duck River Electric Membership Corporation
President/CEO Scott Spence
Local Address 798 New Lewisburg Highway
 Columbia, Tennessee 38401
Phone 931.388.3131
Emergency 931.388.3482
Website www.dremc.com

LOCAL GAS COMPANY (City and County)

Atmos Energy
Marketing Manager Danny Bertotti
Local Address 810 Nashville Highway
 Columbia, TN 38401
Phone 931.388.9136
Website www.atmosenergy.com
Fuel Oil Suppliers 0
Suppliers of LP Gas 3

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (30+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Adient US, LLC	Automotive seating	300	None	931.548.3606
WireMasters, Inc.	Wiring & cables	200	None	615.791.0281
Sleep Solutions & Services (S3)	Call center/technology	130	None	888.510.1438
Medical Necessities	Medical supplies/distribution	123	None	931.840.8694
Samuel, Son & Company	Metals blanking, automotive	80	None	931.901.0931
Columbia Machine Works, Inc.	Machine fabricators	75	None	931.388.6202
Swarco America, Inc.	Fabricated rubber products	75	None	931.388.5900
PSC Industries, Inc.	Packaging	60	None	931.381.1612
EZ Scaffold	Scaffolding manufacturing	60	None	931.381.7157
Industrial Door Contractors, Inc.	Hangar doors	35	None	931.380.0463
J.C. Ford Company	Food production equipment	53	None	562.689.5330
Kirk & Blum	Sheet metal, environmental controls	50	SWIA	931.381.0037
American Banknote Corporation	Security printing & distribution	44	None	931.388.3003
Documotion Research, Inc.	Manufacturer of innovative POS labels	42	None	931.701.3800
BMC Metalworks, LLC	Fabricated metal products	44	None	931.388.2978
Parker Hannifin Corporation	Motion and Control technologies	30	None	931.548.7854

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb
Executive Director
 Middle TN Industrial
 Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Tony Massey
City Manager
 City of Columbia
 700 North Garden Street
 Columbia, Tennessee 38401
 Phone: 931.560.1510
tmassey@columbiatn.com
www.columbiatn.com

Chaz Molder, Mayor
 City of Columbia
 700 North Garden Street
 Columbia, Tennessee 38401
 Phone: 931.560.1505
chaz.molder@columbiatn.com
www.columbiatn.com

Wil Evans, President
 Maury County Chamber &
 Economic Alliance
 Post Office Box 1076
 106 West 6th Street
 Columbia, Tennessee 38402
 Phone: 931.388.2155
w.evans@mauryalliance.com
www.mauryalliance.com



MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.

Auction Sales Map



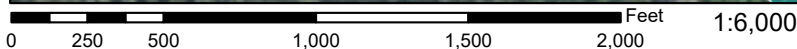
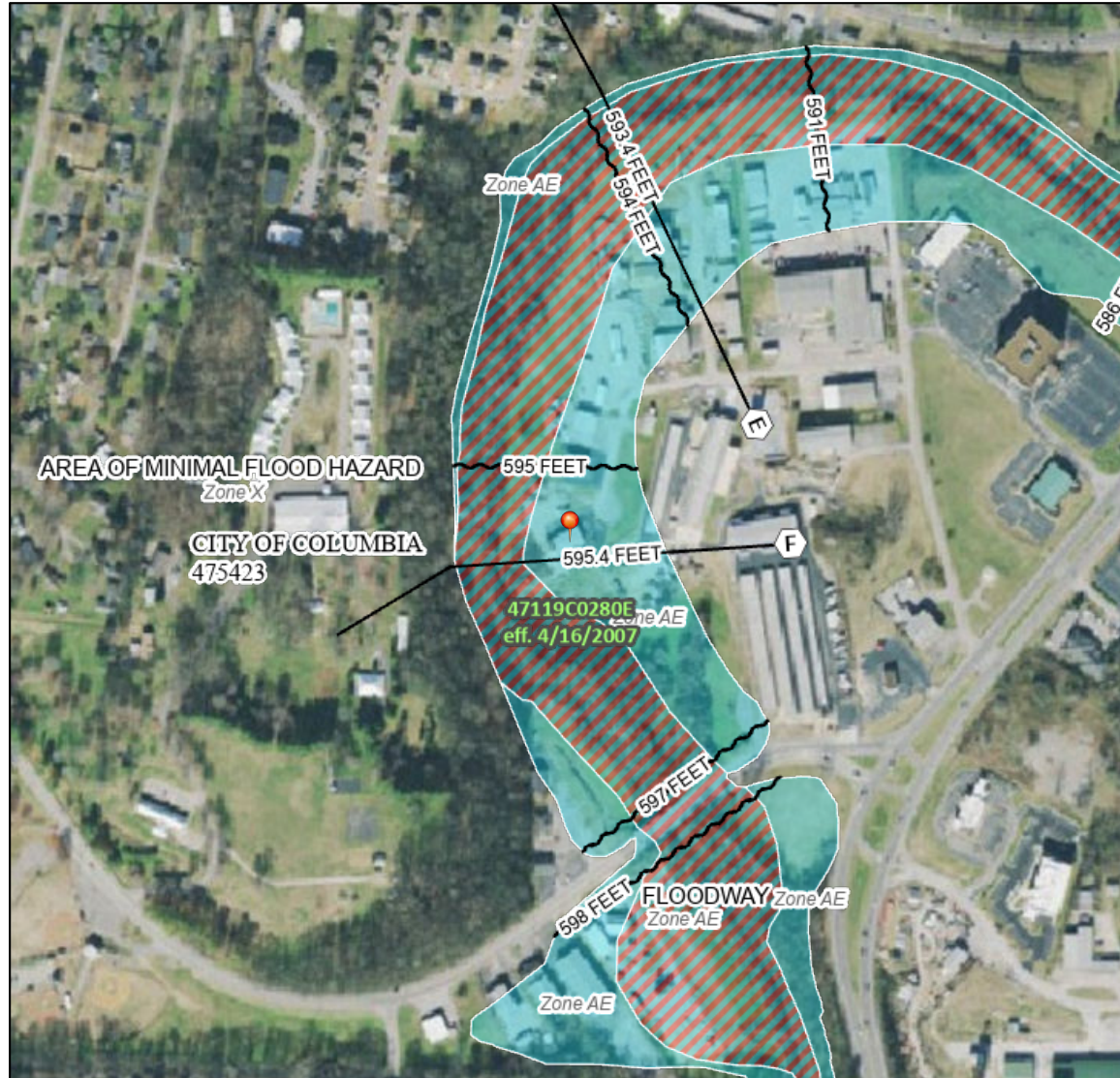
FEMA Flood Map (Firmette)



National Flood Hazard Layer FIRMette



87°4'38"W 35°37'3"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/22/2024 at 5:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Form of Agreement of Purchase and Sale



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on July 24, 2024

BETWEEN:

Short Holdings Group, LLC
6002 WALLABY CT
SPRING HILL, TN 37174-1545
(the "Seller")

AND

[Purchaser.FirstName] [Purchaser.LastName]
[Purchaser.StreetAddress]
[Purchaser.City], [Purchaser.State] [Purchaser.PostalCode]
[Purchaser.Phone]
[Purchaser.Email]
(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 1. HIGH BID PRICE: \$[High Bid Price]
 2. 10% BUYER'S PREMIUM: \$[Buyer's Premium Amount]
 3. PURCHASE PRICE: \$[Purchase Price]
 4. The Purchase Price shall be paid as follows:
 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Law Office of K. Brian Hay 104 West 6th Street, Suite 200, Columbia, TN 38401 (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$[Deposit Amount]. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
 3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser



- obtaining financing from any lender.
2. **CLOSING:** The closing (the “Closing”) of the purchase shall occur on or before 4:00 pm, local time, on August 23, 2024. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.
 3. **POSSESSION:** The Purchaser will receive possession at closing.
 4. **CLOSING COSTS:**
 1. The Seller shall pay the following closing costs:
 1. Costs to search the title and prepare the title commitment;
 2. Costs to prepare the deed;
 3. 50% of the closing agent’s cost to close the sale; and
 4. Any legal counsel retained by Owner in connection with the conveyance of the Property.
 2. The Purchaser shall pay the following costs:
 1. The cost of the standard owner’s ALTA title policy, if Purchaser chooses to have a title policy issued;
 2. Any special endorsements to the title policy;
 3. Any costs associated with title insurance issued in favor of Purchaser’s lenders, if any;
 4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
 5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser’s lenders, if any;
 6. 50% of the closing agent’s cost to close the sale; and
 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
 5. **PRORATIONS / TAXES:** Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year.
 6. **NO NEW SURVEY:** The Property shall be conveyed according to the existing legal description.
 7. **TITLE:** Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:



1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
8. **CONDITION OF THE PROPERTY:** The purchaser shall accept the Property in an “as-is” condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser’s responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
9. **BREACH OF CONTRACT BY SELLER:** If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.
10. **BREACH OF CONTRACT BY PURCHASER:** If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.
11. **AUCTIONEER’S AGENCY DISCLOSURE:** The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single

agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

12. OTHER:

1. Time: Time is of the essence hereof.
2. Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
3. Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
4. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
5. Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.
6. Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
7. Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.
8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.
 1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the

Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:

1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

SELLER:

Short Holdings Group, LLC by Ty Short its Duly Authorized Representative

PURCHASER:

[Purchaser.FirstName] [Purchaser.LastName]

Exhibit A: Description of Property

Land SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

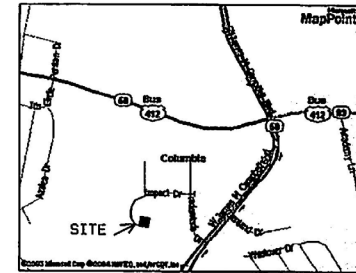
Lot 8D of Commerce Park West, Section 2 - revised Lots 8D & 8G, as shown by a map of record in Plat Book P17 at page 28 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Short Holdings Group, LLC by instrument of record in Book R2805 at page 677 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100G-A-33.30



COMMERCE PARK WEST SECTION 2 - REVISED LOTS 8D & 8G



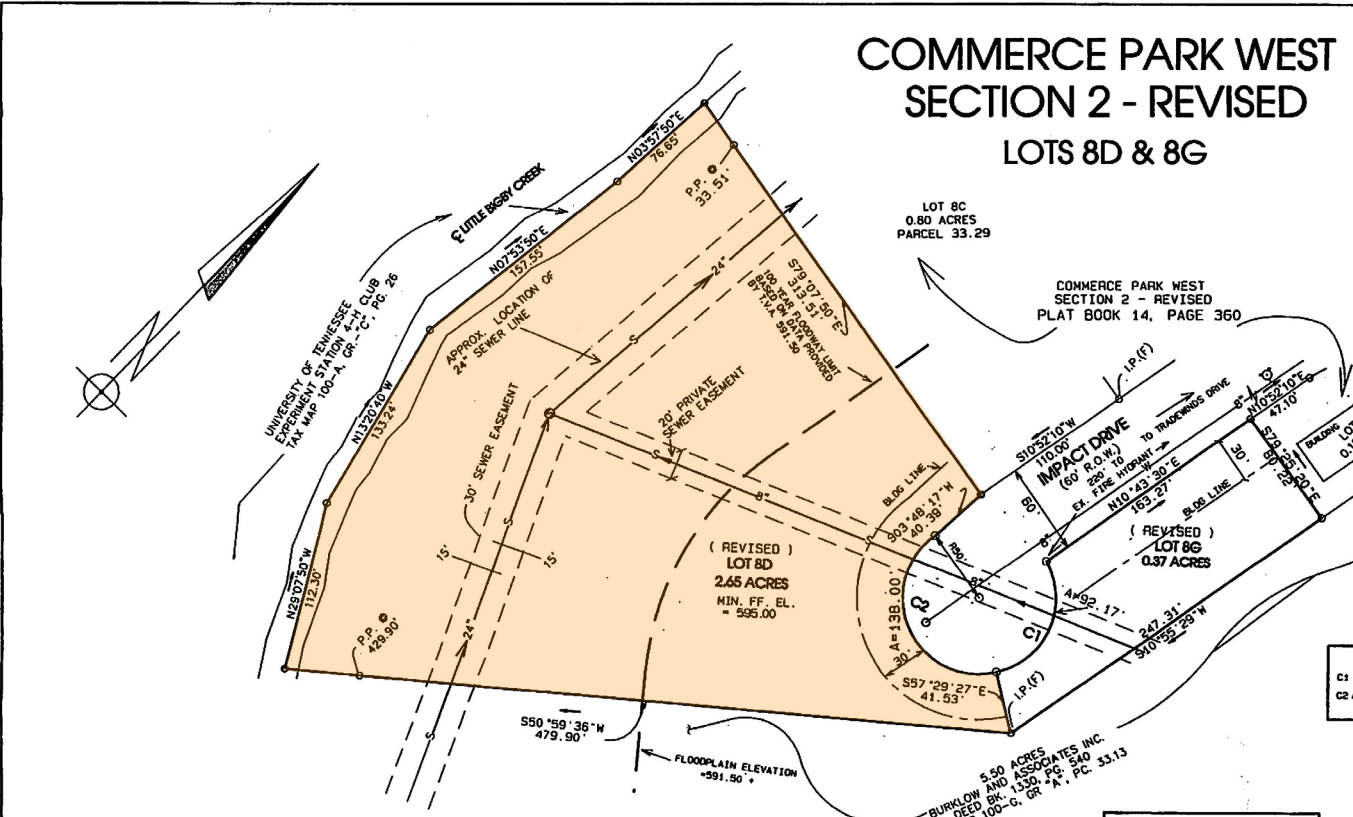
LEGEND	
GAS LINE	— G —
WATER LINE	— C —
POWER LINE	— E —
SEWER LINE	— S —
6" MIN. CATCH BASIN & DRAIN PIPE	□
LIGHT POLE	⊙
CONCRETE MONUMENT	⊠
IRON PIN	⊙
ALL PROPERTY CORNERS ARE IRON PINS	
FIRE HYDRANT	

CURVE DATA	
C1	A=105'38"95" R=50.00' T65.89' A=92.17' S20'04'37"E Lc=79.66'
C2	A=150'03"20" R=50.00' T258.90' A=139.00' M58'12"00"W Lc=80.19'

COMMERCE PARK WEST SECTION 2 - REVISED LOTS 8D & 8G

THIS PLAT VOIDS, VACATES, SUPERSEDES
LOTS 8D & 8G OF PLAT BOOK 14, PAGE 360, DATED 8-26-03

MINOR PLAT OF SURVEY 9TH CIVIL DISTRICT MAURY COUNTY, COLUMBIA, TN	LOT 8D - 2.65 ACRES LOT 8G - 0.37 ACRES 3.02 ACRES TOTAL	PLAT NO. 95-384 SCALE 1"=50' DATE 11-29-06
CAMPBELL AND LOVELL RENTALS P.O. BOX 795 COLUMBIA, TN 38402-0795		BY D. SHAPIRO J.D.M.
JAMES D. WEBB, ENGINEER-SURVEYOR 223 East James M. Campbell Boulevard COLUMBIA, TENNESSEE 38401-4594 PHONE (615) 338-2329 * FAX (615) 381-6106		95-384 C 1 of 1



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE: 12/14/06
OWNER: EDWARD J. CAMPBELL, Partner

12/05/2006-01:56 PM
06019624

PLAT BOOK: P17
PAGE: 28

JOHN FLECKING
REGISTERED SURVEYOR

CERTIFICATION
I HEREBY CERTIFY THAT I HAVE REVIEWED THE TRACTS SHOWN AND THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY AND THIS IS A CASUALTY TO SLURRY AND THE BASIS OF PROVISION OF THE UNDERTAKEN SURVEY IS 1:25,000 * AS SHOWN HEREON.

JAMES D. WEBB
REGISTERED LAND SURVEYOR
LICENSE NO. 006

- NOTES:**
- LOT 8D & 8G ARE OWNED BY CAMPBELL AND LOVELL RENTALS. SEE DEED BOOK 1274, PAGE 586. LOTS ARE ALL OF TAX MAP 1006, GR. "A", PARCEL 33.30 (LOT 8D) PARCEL 33.31 (LOT 8G) ALL PROPERTY IS ZONED GCS. GENERAL COMMERCIAL SERVICE DISTRICT.
 - MINIMUM BLDG. LINES FRONT 30', SIDE 10', REAR 20'
 - FOR FLOOD MAP SEE F.E.M.A. F.I.R.M. COMMUNITY PHREL # 475423 0004D, REVISED 8-1-04.
 - THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10' IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ADJUTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' IN WIDTH ON ALL OTHER INTERIOR LOT LINES EXCEPT AS OTHERWISE SHOWN.
 - AN ELEVATION CERTIFICATE MUST BE OBTAINED FOR LOT 8D. MIN. FF. EL. = 595.00

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plot shown herein has been found to comply with the subdivision regulations for Columbia, Tennessee, with the exception of such variances, if any as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Maury County Register.

DATE: 12/14/06
PAT SELLE
Secretary, Columbia-Municipal Regional Planning Commission

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND PROVISIONS.

DATE: 12-4-06
JIM FULLER, CITY ENGINEER
Entering Officer for the Subdivision Regulations



Tax Information



Friday, April 26, 2024

LOCATION

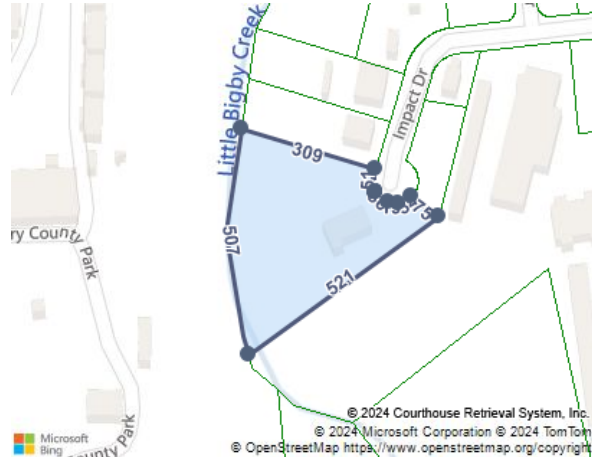
Property Address	1284 Impact Dr Columbia, TN 38401-4663
Subdivision	Commerce Park West Sec 2
County	Maury County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Household Units
Improvement Type	Prefab
Square Feet	4000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	100G A 033.30
Special Int	000
Alternate Parcel ID	
Land Map	100A
District/Ward	09
2020 Census Trct/BIK	108.02/2
Assessor Roll Year	2023



CURRENT OWNER

Name	Short Holdings Group LLC
Mailing Address	6002 Wallaby Ct Spring Hill, TN 37174-1545

SCHOOL ZONE INFORMATION

J.R. Baker Elementary School	0.5 mi
Elementary: Pre K to 5	Distance
Whitthorne Middle School	0.6 mi
Primary Middle: Pre K to 8	Distance
Columbia Central High School	0.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/28/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/29/2021	\$475,000	Short Holdings Group LLC	Wilson Derek Lindsey Etal Trustees	Warranty Deed		R2805/677 22000196
2/9/2021		Wilson Derek Lindsey Etal Trustees	Wilson Derek L	Quit Claim Deed		R2713/529 21004794
8/17/2012	\$118,869	Wilson Derek L	Landscape Management	Quit Claim Deed		R2201/113
1/5/2007	\$50,000	Landscape Management		Warranty Deed		R1961/1425
12/11/2006	\$35,000	Sanders William		Warranty Deed		R1957/684
12/18/1995		Campbell & Lovell Rentals			15	1274/686

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Columbia	0.8251
Appraised Land	\$290,800	Assessed Land		Maury	1.91
Appraised Improvements	\$148,600	Assessed Improvements			
Total Tax Appraisal	\$439,400	Total Assessment	\$175,760		

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Property Report for 1284 IMPACT DR, cont.

		Exempt Amount	
		Exempt Reason	
TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023	\$1,450.20	\$3,357.02	\$4,807.21
2022	\$1,450.20	\$3,357.02	\$4,807.21
2021	\$1,169.91	\$2,256.08	\$3,425.99
2020	\$1,169.91	\$2,256.08	\$3,425.99
2019	\$1,169.91	\$2,256.08	\$3,425.99
2018	\$1,169.91	\$2,256.08	\$3,425.99
2017	\$1,452.67	\$2,839.77	\$4,292.44
2016	\$1,239.55	\$2,423.15	\$3,662.70
2015	\$1,239.55	\$2,255.30	\$3,494.85
2014	\$1,239.55	\$2,255.30	\$3,494.85
2013	\$1,359.94	\$2,452.61	\$3,812.55

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/29/2021	\$1,319,300	Short Holdings Group LLC	Pinnacle Bank	R2805/680 22000197
08/17/2012	\$175,000	Wilson Derek L	First Farmers And Merchants Bank	R2201/115
05/30/2007	\$145,000	Landscape Management	Lovell Bobby	1986/1440

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Prefab	Condition	Average	Units	1
Year Built	2007	Effective Year	2007	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	4,000				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Office - Average 1250			Prefab 2750		

- CONSTRUCTION

Quality	Average	Roof Framing	Bar Joist/Rigid Frame
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Concrete Finish
Foundation	Continuous Footing	Interior Finish	
Floor System	Slab On Grade	Air Conditioning	
Exterior Wall	Prefin Metal Crimped	Heat Type	Unit Heater
Structural Framing	Rigid Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	2

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
------------------	----------	-----------------------------	------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition

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Property Report for 1284 IMPACT DR. cont.

Chain Link Fence	1000	2005	AVERAGE
Asphalt Paving	10000	2007	AVERAGE
Chain Link Fence	500	2007	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	
Block/Lot	/8-D	Lot Square Feet	115,434
Latitude/Longitude	35.613344°/-87.072381°	Acreage	2.65

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Urban Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Improving
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Commerce Park West Sec 2	Plat Book/Page	14/360
Block/Lot	/8-D	District/Ward	09
Description	Landscape Management		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Spectrum	CABLE	No	1000 Mbps	
Columbia Power and Water System	CABLE	No	1000 Mbps	
Viasat	SATELLITE	No	100 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47119C0280E	04/16/2007



Title Commitment



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a TN Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 8-1-16



(16336-24.PFD/16336-24/12)



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements; and
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

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ALTA Commitment for Title Insurance 8-1-16



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Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

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ALTA Commitment for Title Insurance 8-1-16



(16336-24.PFD/16336-24/12)





Fidelity National Title Insurance Company

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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ALTA Commitment for Title Insurance 8-1-16



(16336-24.PFD/16336-24/12)





Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Law Office of K. Brian Hay
Issuing Office: 104 West 6th Street, Suite 200, Columbia, TN 38401
Commitment Number: 16336-24
Issuing Office File Number: 16336-24
Property Address: 1284 Impact Drive, Columbia, TN 38401

SCHEDULE A

1. Commitment Date: June 14, 2024 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy (07/01/21)
Proposed Insured: TBD
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Short Holdings Group, LLC, a Tennessee limited liability company
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

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(16336-24.PFD/16336-24/12)



Fidelity National Title Insurance Company

File No.: 16336-24

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Properly execute an "Owner's Affidavit" in a form satisfactory to the undersigned.
6. Satisfactory evidence that no "visible commencement of operations" has taken place pursuant to T.C.A. §§ 66-11-101, et seq., as most recently amended. If such evidence is unavailable, then it shall be necessary to file a "notice of completion" in accordance with T.C.A. § 66-11-143, as most recently amended.
7. Properly execute and record a general warranty deed from Short Holdings Group, LLC, a Tennessee limited liability company without any intervening rights in favor of TBD.
8. Furnish the following: (a) a copy of the Operating Agreement for Short Holdings Group, LLC, and any amendments, to confirm the identity of those persons authorized to execute the documents necessary for the transaction; (b) Certificate of Existence from the Secretary of State in the state of formation; (c) Affidavit from Manager/Member authorizing the transaction and confirming that there are no amendments, modifications, etc. or that any amendments/modifications are attached to the affidavit. NOTE: Said LLC was ADMINISTRATIVELY DISSOLVED on August 9, 2022 by the Tennessee Secretary of State's Office. Said LLC must be reinstated prior to closing.
9. Year 2023 Maury County, Tennessee real property taxes HAVE NOT been paid in the amount of \$3,357.00 plus penalties and interest of \$201.00 for a total owed of \$3,558.00 if paid by June 30, 2024. Receipt #44190. Tax Map-Parcel #100G-A-33.30. All prior year real property taxes have been paid.
10. Year 2023 City of Columbia, Tennessee real property taxes HAVE NOT been paid in the amount of \$1,450.00 plus penalties and interest of \$87.00 for a total owed of \$1,537.00 if paid by June 30, 2024. Receipt #17798. Tax Map-Parcel #100G-A-33.30. All prior year real property taxes have been paid.
11. Cancel and release that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement dated December 29, 2021 executed by Short Holdings Group, LLC in favor of Pinnacle Bank, N.A. in the original amount of \$1,319,300.00 of record in Book R2805 at page 680 in the Maury County, Tennessee Register of Deeds office.
12. Cancel and release that certain Absolute Assignment of Leases and Rents dated December 29, 2021 executed by Short Holdings Group, LLC in favor of Pinnacle Bank, N.A. in the original amount of \$ADDITIONAL COLLATERAL of record in Book R2805 at page 701 in the Maury County, Tennessee Register of Deeds office.
13. Termination of that certain UCC Fixture Filing in favor of Pinnacle Bank, a Tennessee Bank in the original amount of \$ADDITIONAL COLLATERAL of record in Book R2805 at page 710 in the Maury County, Tennessee Register of Deeds office.

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SCHEDULE B
(Continued)

File No.: 16336-24

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(16336-24.PFD/16336-24/12)

SCHEDULE B
(Continued)

File No.: 16336-24

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Easements or claims of easements not shown by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
7. 2024 and subsequent years Maury County, Tennessee and City of Columbia real property taxes and/or assessments which constitute a lien upon said real property until paid. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Section 67-5-603, et seq., Tenn. Code Ann.
8. Subject to any and all matters appearing on map of record in Plat Book P17, page 28 in the Maury County, Tennessee Register of Deeds office, including but not limited to sewer easements.
9. Subject to any and all matters appearing on map of record in Plat Book P14, page 360, Plat Book 7, page 310, and Plat Book 9, page 189 in the Maury County, Tennessee Register of Deeds office, including but not limited to sewer easements.
10. Title to any portion of said land lying in the bed or banks of the Little Bigby Creek, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Little Bigby Creek, without diminution or pollution, and the consequence of any past or future change in the location of said Little Bigby Creek.
11. Title to that portion of the property within the bounds of Impact Drive.
12. Utility and drainage easements of record in Book 375 at page 298, Book 375 at page 300, Book 403 at page 108 and Book 534 at page 69 in the Maury County Register of Deeds office.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(16336-24.PFD/16336-24/12)





Fidelity National Title Insurance Company

File No.: 16336-24

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 8D of Commerce Park West, Section 2 - revised Lots 8D & 8G, as shown by a map of record in Plat Book P17 at page 28 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Short Holdings Group, LLC by instrument of record in Book R2805 at page 677 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100G-A-33.30

ALTA Commitment for Title Insurance 8-1-16
(16336-24.PFD/16336-24/12)

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

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- financial account information (e.g. loan or bank account information); and
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- browser version, language, and type;
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We may disclose your Personal Information and Browsing Information in the following circumstances:

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- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

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601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer





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