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First American Title Insurance Company
Attn: Lynn Hammond
611 Commerce Street, Suite 3101
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 874952 **DEEDWARRSP**
06/21/2022 02:25:56 PM 6 pgs
Fees: $33.00 Taxes: $16,280.00

20220621-0070524

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
The Xuereb Family Revocable Trust 12998 Vista Del Valle Court Los Altos Hills, CA 94022	Map/Parcel 018-P-B-045.00-000	Same
This instrument prepared by: E. H. Camp, III, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **SUPREME-OM 1, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey **to CHARLES E. XUEREB, CARMELA A. XUEREB and CHERYL X. PRISTAVOK, CO-TRUSTEES OF THE XUEREB FAMILY REVOCABLE TRUST**, (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and included herein by this reference.

Being the same property conveyed to Supreme-OM 1, LLC, a Delaware limited liability company, by deeds from Mitchell Rouse and Alice Rouse, as Trustees of the Rouse 1999 Revocable Trust dated April 26, 1999, as amended and Bodenhamer Florida Properties, LLC, a Florida limited liability company, of record in Instrument No. 20190614-0057342 and 20190614-0057343, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 Lebanon Pike, Nashville, TN 37210.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 17th day of ~~April~~ June, 2022.

SUPREME-OM 1, LLC, a Delaware limited liability company

By: _____
Name: Mark McDonald
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark McDonald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SUPREME-OM 1, LLC, a Delaware limited liability company, the within named bargainor, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President

Witness my hand and seal, this 13th day of April, 2022.

DEBORA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission expires March 7, 2026

Debora Sloan
Notary Public

My Commission expires: 3-7-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $4,400,000.00.

Affiant

Sworn to and subscribed before me,
this 17th day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

EXHIBIT A

BEING A TRACT OF LAND LYING IN THE 15TH COUNCILMONIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ON IRON ROD SET AT THE INTERSECTION OF THE EASTERLY PROPERTY LINE OF THE PROPERTY OF HILLIARD LYONS TRUST COMPANY, LLC, TRUSTEE. AS OF RECORD IN INSTRUMENT NUMBER 20180608-0055005, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 21-A ON THE FINAL PLOT OF RIVER HILLS INDUSTRIAL PARK, SECTION THREE, AS OF RECORD IN PLAT BOOK 4660, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF LEBANON PIKE, WIDTH VARIES; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF LEBANON PIKE. WITH THE EASTERLY PROPERTY LINE OF HILLIARD LYONS TRUST COMPANY, LLC, TRUSTEE, AND THE EASTERLY PROPERTY LINE OF THE PROPERTY OF GEORGE AND JUDY ANN DUNN, AS OF RECORD IN INSTRUMENT NUMBER 20040702-0079455, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, ALSO BEING LOT 21-8 ON SAID FINAL PLAT OF RIVER HILLS INDUSTRIAL PARK, SECTION THREE, NORTH 00 DEGREES 18 MINUTES 13 SECONDS EAST, PASSING AN EXISTING IRON ROD AT 171.95 FEET, BEING THE SOUTHEAST CORNER OF THE GEORGE AND JUDY ANN DUNN PROPERTY, FOR A TOTAL OF 280.35 FEET, TO AN EXISTING IRON ROD AT A COMER COMMON WITH THE PROPERTY OF TSR HOLDINGS, LLC, AS OF RECORD IN INSTRUMENT NUMBER 20060126-0009764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY PROPERTY LINE OF TSR HOLDINGS, LLC, NORTH 81 DEGREES 40 MINUTES 44 SECONDS EAST, 128.20 FEET TO AN EXISTING IRON ROD; THENCE NORTH 85 DEGREES 54 MINUTES 44 SECONDS EAST. 208.66 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF SOMEREST DEVELOPMENT PARTNERS, LLC. AS OF RECORD IN INSTRUMENT NUMBER 20180126-0008561, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF SOMEREST DEVELOPMENT PARTNERS, LLC. SOUTH 09 DEGREES 59 MINUTES 44 SECONDS WEST, 284.09 FEET TO ON EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEBANON PIKE; PAGE 5 OF 5 THENCE WITH THE NORTHERLY-RIGHT-OF-WAY LINE OF LEBANON PIKE, ALONG A CURVE TO THE LEFT. WITH ON ARC LENGTH OF 104. 70 FEET, THE RADIUS OF WHICH IS 1004.93 FEET. THE CENTRAL ANGLE OF WHICH IS 05 DEGREES 58 MINUTES 09 SECONDS. THE CHORD OF WHICH IS SOUTH 85 DEGREES 09 MINUTES 14 SECONDS WEST. 104.65 FEET TO ON EXISTING IRON ROD; THENCE SOUTH 82 DEGREES 10 MINUTES 09 SECONDS WEST. 184.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. County and City taxes for the year 2022 are a lien, not yet due and payable.

2. Right of Way Deed of record in Book 2748, Page 583, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201912160129522, said Register's Office.

4. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 2019102101107489, said Register's Office.

5. Declaration of Easements and Restrictions of record in Instrument No. 202112140165230, said Register's Office.

6. First Amendment to Declaration of Easements and Restrictions of record in Instrument No. 20220021-0070523, said Register's Office.

7. All matters set forth in Order recorded in Book 4227, Page 841, said Register's Office.

8. All matters as set forth in Consent and Final Decree recorded in Book 5359, Page 599, said Register's Office.

9. Unrecorded Amended and Restated Lease Agreement dated December 22, 2022, by and between Supreme-OM 1, LLC, as landlord, and Newell-Berg Alliance TN, LLC, as tenant.

10. Unrecorded First Amendment Amended and Restated Lease Agreement dated June 15, 2022, by and between Supreme-OM 1, LLC, as landlord, and Newell-Berg Alliance TN, LLC, as tenant.