This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 875184 DEEDWARRSP
06/22/2022 09:16:22 AM 5 pgs
Fees: $28.00 Taxes: $55,500.00
20220622-0070811

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Tremont Property LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	Tremont Property LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	11908001000 and 11908001100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THOMPSON PLACE LIMITED**, a Tennessee limited partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TREMONT TIC 1 PROPERTY LLC**, a Delaware limited liability company, and **TREMONT TIC 2 PROPERTY LLC**, a Delaware limited liability company (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of June, 2022.

GRANTOR:

THOMPSON PLACE LIMITED,
a Tennessee limited partnership

By: Thompson Place GP, Inc.,
a Tennessee corporation,
its Sole General Partner

By: _____
John Gianikas, Authorized Signatory

STATE OF Tennessee

COUNTY OF Davidson

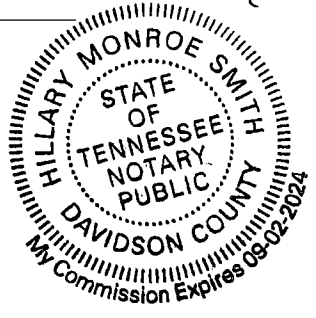
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Gianikas, Authorized Signatory of Thompson Place GP, Inc., a Tennessee corporation, Sole General Partner of **THOMPSON PLACE LIMITED**, a Tennessee limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name John Gianikas as such Authorized Signatory.

Witness my hand and official seal this 14 day of June, 2022.

My Commission Expires:

_____

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $15,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 16 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

A tract of land in the 2nd Civil District of Davidson County, Tennessee, a portion of the said tract being Lot No. 142 on the Plan of Glencliff Estates, Section 6 of record in Plat Book 2133, Page 73, in the Register's Office for Davidson County, Tennessee, said tract described according to a survey by A & A Engineers, Inc., dated May 23, 1984, as follows:

Beginning with a concrete monument in the westerly right-of-way margin of Thompson Lane, and the northeast corner of Lot 169 of Glencliff Estates Section VII as of record in Book 2331, Page 73 , Register's Office of Davidson County, Tennessee, thence North 79 deg. 31' 57" W 311.50 feet to a point; thence S 80 deg. 20'03" W 155.51 feet to a point; thence N 81 deg. 43'51" W 208.45 feet to a point; thence N 09 deg. 02'07" E 115.57 feet to a point; thence N 14 deg. 47'32" E 149.42 feet to a point; thence N 19 deg. 14'04" E 141.67 feet to a point; thence S 81 deg. 52' E 384.50 feet to a point; thence N 47 deg. 07' E 122.40 feet to a point; thence S 81 deg. 29' E 167.10 feet to a point on the western right-of-way margin of Thompson Lane, thence with said right-of-way and with a curve to the right having a radius of 11409.38 feet and a length of 368.50 feet to a point; thence S 9 deg. 59'03" W 94.24 feet to the point of beginning containing 6.15 acres, more or less.

Being the same property conveyed to Thompson Place, Limited, a Tennessee limited partnership by Quitclaim deed from Frank S. King, Trustee, with full power to sell, transfer, convey and encumber without joinder of beneficiary of record in Book 6321, page 752 , Register's Office for Davidson County, Tennessee, dated June 22, 1984 and recorded on June 22, 1984.

This is improved property, known as 421 E Thompson Lane, Nashville, Tennessee 37211.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2022 and subsequent years, a lien, but not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases, with no rights of first refusal, options, or other rights of purchase.

3. Plan of record in Plat Book 2133, Page 73, Register's Office for Davidson County, Tennessee, shown on that certain ALTA/NSPS Land Title Survey by Clifford McGill, TN RLS #2699 for NexusCRE, dated March 28, 2022, last revised June 1, 2022, and designated as Project No. 22-10246-Site #001 (the "Survey").

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, Page 423, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

5. Grant of Easement of record in Instrument Number 20110930-00757006, in the Register's Office for Davidson County, Tennessee.