THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540982** Karen Johnson Davidson County Batch# 887152 DEEDWARR 07/11/2022 01:38:30 PM 3 pgs Fees: $18.00 Taxes: $41,995.00 20220711-0079524	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $11,350,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2022. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: CTN Holdco LLC, a Delaware limited liability company 5810 Shelby Oaks Drive, Suite B Memphis, TN 38134-7315	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 15 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **to C. Stephen Lynn, Trustee of the C. Stephen Lynn Trust, u/t/a 8/13/91, as amended; and Milah P. Lynn, Trustee of the Milah P. Lynn Trust, u/t/a 8/14/91,as amended, as Tenants in Common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CTN Holdco LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning Lot No. 2 on the Plan of Jackson Estates, as of record in Plat Book 6900, Pages 107 and 108, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C. Stephen Lynn, Trustee of the C. Stephen Lynn Trust, u/t/a 8/13/91, as amended; and Milah P. Lynn, Trustee of the Milah P. Lynn Trust, u/t/a 8/14/91,as amended, as Tenants in Common, by Warranty Deed from Herbert J. Schulman and wife, Jean Schulman, of record in Book 9672, Page 31, and as Re-Recorded in Book 9723, Page 525, in the Register's Office of Davidson County, Tennessee, dated May 15, 1995 and recorded on May 15, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jackson Estates, as recorded in Plat Book 6900, Page(s) 107 & 108.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, and Restrictions for Jackson Estates recorded in Book 7047, Page 782.

Easement for Communications, recorded in Book 1221, Page 378, and modified in Book 4603, Page 385.

This is improved property located at 530 Jackson Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2022.

C. Stephen Lynn, Trustee

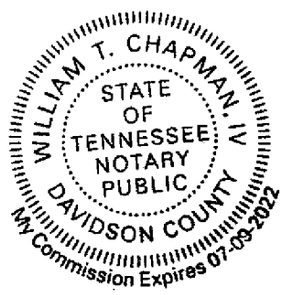
Milah P. Lynn TRUSTEE
Milah P. Lynn, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Stephen Lynn and Milah P. Lynn with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the C. Stephen Lynn Trust, u/t/a 8/13/91 and Milah P. Lynn Trust, u/t/a 8/14/91 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of July, 2022.

Notary Public



TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/5/22.

George E. Mudter, Jr.
Dated 7/5/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 7/5/22

My commission expires 10/2/2023

