This Instrument Was Prepared By:

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101 Lea Avenue
Nashville, TN 37210

STATE OF Tennessee )
COUNTY OF Williamson )

Karen Johnson Davidson County
Batch# 921905 DEEDWARRSP
09/27/2022 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $12,395.00
20220927-0106817

The actual consideration or value, whichever is greater, for this transaction is $3,350,000.00.

Affiant

Subscribed and sworn to before me on this 26th day of September, 2022.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| 1804 Patterson Venture, LLC<br>718 W. U.S. 60 Bus (Physical)<br>PO Box 639 (Mailing)<br>Dexter, MO 63841 | Same | Map/Parcel<br>092-12-0-092.00 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, COMPASS POINT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 1804 PATTERSON VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (the "Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto (the "Real Property") as more particularly described as follows:

Beginning at an iron rod found at the back of a concrete sidewalk in the Northern margin of Patterson Street, the Southeast corner of the American Heart Association property (00011458-000213) and the Southwest corner of the property herein described; Thence, leaving the Northern margin of Patterson Street and running along the Eastern line of the American Heart Association, North 30 degrees 40 minutes 44 seconds West a distance of 170.73 feet to an iron rod found in the Southern margin of Winns Alley, the Northwest corner of the property herein

described; Thence, leaving the American Heart Association and running along the Southern line margin of Winns Alley, North 59 degrees 24 minutes 40 seconds East a distance of 124.84 feet to an iron rod set at the Northwest corner of McLean (20120330-0027165), the Northeast corner of the property herein described; Thence, leaving the Southern margin of Winns Alley and running along the Western line of McLean, South 30 degrees 43 minutes 57 seconds East a distance of 170.20 feet to an iron rod set in the Northern margin of Patterson Street, the Southeast corner of the property herein described; Thence, leaving McLean and running along the Northern margin of Patterson Street, South 59 degrees 10 minutes 10 seconds West a distance of 125.00 feet to the POINT OF BEGINNING, containing in all 21,294 square feet, 0.49 acres. Survey dated July 22, 2019 by Martin Engineering and Surveying, LLC, Douglas A. Koonce, TN RLS #2290, phone 615-540-8530.

Being a portion of the same property conveyed to Compass Point Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jean Evette White and husband, Timothy D. White, of record in Instrument No. 20190903-0088120 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 03, 2019.

Being the same property conveyed to Compass Point Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jean Evette White and husband, Timothy D. White, of record in Instrument No. 20190903-0088121 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 03, 2019.

THIS CONVEYANCE IS SUBJECT TO THOSE MATTERS SET FORTH ON EXHIBIT 1 HERETO.

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 26 day of September, 2022.

**GRANTOR:**

**COMPASS POINT HOLDINGS, LLC**
**a Tennessee limited liability company**

By: Lesley Couch

Printed: Lesley Couch

Title: Member

STATE OF Tennessee )
COUNTY Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lesley Couch, with whom I am personally acquainted, and who acknowledged that she is the Member of Compass Point Holdings, LLC, a Tennessee limited liability company, and that she, as such Member, executed the within instrument for the purposes therein contained by signing the name of Compass Point Holdings, LLC by herself as Member.

Witness my hand, at office, this 23 day of September, 2022.

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

Hannah A. Kolb
NOTARY PUBLIC

My Commission expires: 9/2/2024

EXHIBIT 1:
PERMITED EXCEPTIONS

All covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Davidson County, Tennessee, to the extent lawfully affecting the Real Property, and all taxes for 2022 which have been prorated, a lien not yet due and payable

# Tennessee Certification of Electronic Document

I, Al Frazier, 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 26, 2022 (date of document).

Affiant Signature

September 26, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of September, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY