THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143263**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,100,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 969586 DEEDWARR
02/13/2023 08:16:09 AM 5 pgs
Fees: $28.00 Taxes: $18,870.00
20230213-0010091

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ELHME LLC, a Tennessee Limited Liability Company 8112 Moores Lane Brentwood, TN 37027	New Owner	Tax Parcel ID No. 106-06-0-050.00 106-06-0-051.00 106-06-0-089.00 106-06-0-092.00

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, **Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017** ("Grantor"), has this day bargained, sold and does hereby transfer and convey to **ELHME LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

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.

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

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.H. FORD PLAN, as recorded in Plat Book 21, Page 51; Book 7900, Page 26 (Railroad Estates, Portion of A.H. Ford Plan; Book 21, Page 51).

Easement for road purposes, recorded in Book 1237, Page 620.

Easement for fiber optic cable and telecommunications, recorded in Book 7847, Page 115; Book 8274, Page 769 and Book 8858, Page 885.

All of the terms and provisions set forth and contained in that certain Lease between Billie R. Chapman, Lessor, and National Advertising Company, Lessee, recorded in Book 6218, Page 937. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Rights or claims of tenants under unrecorded leases that expired in 2019 but continue on a month-to-month basis.

No coverage is provided as to the amount of acreage or square footage of the land.

Rights or claims of tenants under billboard lease and any unrecorded lease renewals.

All matters on survey prepared by Doyle Elkins Professional Land Surveyor dated February 7th, 2023. Project #: 23012.

This is improved property located at: 631 and 635 Murfreesboro Pike, 1098 Foster Ave, 1099 Menzler Rd, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 Grantee, 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 9th day of February, 2023.

The Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017

By: Barbara I. Chapman
Barbara I. Chapman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara I. Chapman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Chapman Tennessee Community Property Revocable Trust, dated October 2, 2017, 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 9th day of February, 2023.

Notary Public

My Commission expires:_____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT A

Parcel I

Map & Parcel No. 106-06-0-050.00

635 Murfreesboro Pike, Nashville, TN 37210

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of A.H. Ford's Plan of Lots, as of record in Book 21, Page 51, Register's Office for said county, and described as follows:

Beginning at the Southwest intersection of Industrial School Road and Murfreesboro Pike, as now widened and located; thence along the margin of Murfreesboro Pike, North 72° West a distance of 95.25 feet to an iron pin, thence South 18° West a distance of 122 feet to a spike; thence South 73° 13' East a distance of 120 feet to an iron pin in the Westerly margin of Industrial School Road; thence along the margin of Industrial School Road North 6° 17' East a distance of 122 feet to the Point of Beginning.

Being the same property conveyed to Billie R. Chapman and Barbara Chapman by Warranty Deed from Gulf Oil Corporation, a Pennsylvania corporation, of record in Book 5207, Page 183, in the Register's Office of Davidson County, Tennessee, dated May 9, 1977, and recorded on October 11, 1977.

Being the same property conveyed to Douglas S. Hale, Trustee, by Quitclaim Deed from Billie R. Chapman and Barbara Chapman, and thence re-conveyed to Billie R. Chapman and wife, Barbara I. Chapman by Quitclaim Deed from Douglas S. Hale, Trustee, of record in Instrument No. 20030304-0028102, in the Register's Office of Davidson County, Tennessee, dated February 21, 2003, and recorded on March 4, 2003.

Being the same property conveyed to Billie R. Chapman and Barbara I. Chapman, as tenants in common, by Quitclaim Deed from Billie R. Chapman and wife, Barbara I. Chapman, of record in Instrument No. 20050127-0010223, in the Register's Office of Davidson County, Tennessee, dated January 27, 2005, and recorded on January 27, 2005.

Being part of that property conveyed to Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust dated October 2, 2017, by Quitclaim Deed from Billie Ray Chapman and Barbara I. Chapman, of record in Instrument No. 20171030-0111232 in the Register's Office of Davidson County, Tennessee, dated October 2, 2017, and recorded on October 30, 2017.

Parcel II

Map & Parcel No. 106-06-0-051.00

631 Murfreesboro Pike, Nashville, TN 37210

Tract No. 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, as of record in Book 21, Page 51, Register's Office for said county, and described as follows:

Beginning at a point in the Northerly right-of-way of the N.C. & St. L. Railway, 295 feet, more or less, East of the Easterly margin of Foster Street or Avenue; thence along the margin of said railroad right-of-way, Easterly 245 feet, to a point; thence Northerly along a broken line 165 feet, more or less, to the South line of the J.F. Home property; thence along Home's South line Westerly 293 feet to a point which is 267 feet, more or less, East of the Easterly margin of Foster Street or Avenue; thence Southeasterly 93 feet to the Point of Beginning.

Tract No. 2: Being an easement 9 x 267 feet, running from the Northwesterly corner of Tract No. 1 hereinabove described, to the Easterly line of Foster Street or Avenue, where the same intersects to the North line of the N.C. & St. L. Railway right-of-way, which easement was created in the deed from C.K. Murdock and wife, Kyle Davenport, of record in Book 1237, Page 620, said Register's Office, and which is described as follows:

Beginning at a point in the North margin of the N.C. & St. L. Railway right-of-way in the East line of Foster Street or Avenue; thence Easterly 267 feet to a point in the West line of Tract No. 1 hereinabove described, said point being 9 feet South of the Northwest corner of said Tract No. 1; thence Northerly along the West line of said Tract No. 1, 9 feet to the South line of the Home property; thence with the line of said Home property 267 feet, more or less, to the Southwest corner of said Home property in the East margin of Foster Street or Avenue; thence with the margin of said Foster Street or Avenue, Southerly 9 feet to the Beginning.

Tract No. 3: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, of record in Book 21, Page 51, Register's Office, and described as follows:

Beginning at the intersection of the Easterly margin of Foster Street and the Northerly right-of-way line of the N.C. & St. L. Railway; thence Easterly along said railway right-of-way line, 295 feet to the Southwest corner of the property conveyed to John T. Hum, by deed from Robert Abrahams and wife, of record in Book 1371, Page 59, said Register's Office; thence Northerly along Hum's Westerly line, 84 feet to a point in the Southerly margin of a 9 foot strip conveyed to said Hum in said deed; thence Westerly along said 9 foot strip, 267 feet to the beginning.

Tract No. 4: Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Map of the A.H. Ford's Plan of Lots, of record in Plan Book 21, Page 51, of the Register's Office for said county, and a part of the abandoned right-of-way of the Tennessee & Pacific Railroad, and described according to a copy of a survey thereof made by T.R. Sanford, on September 1, 1949, as follows:

Beginning at a point in the Murfreesboro Road 95.25 feet West of the Westerly margin of Cole Avenue or Industrial School Road, at an iron pin; thence leaving said Murfreesboro Road, South 17 deg. 50' West, 122 feet to an iron pin; thence South 73 deg. 17' East 119.5 feet to an iron pin in the West margin of Industrial School Rad, which is 122 feet South of the South margin of Murfreesboro Road; thence South 6 deg. 17' West 172.5 feet, more or less, to a post and iron pin 30 feet North of the center line of the main track of the Lebanon Branch of the N.C. & St. L. Railroad right-of-way, in a fence line; thence along said fence, South 87 deg. 37' West 249.5 feet, more or less, to an iron pin at a post in the line of the property now belonging to Frensley; thence along Frensley's line, North 0 deg. 43' West 73 feet to an iron pin in the North line of the abandoned right-of-way of said Tennessee & Pacific Railroad; thence with the line of the same North 62 deg. 35' East 172.1 feet to an iron pin; thence North 17 deg. 50' East 92.4 feet to an iron pin in the South margin of the Murfreesboro Road; thence with the South margin of same, South 27 deg. 10' East 50 feet to the beginning.

Being the same property conveyed to Joseph C. Inman and Billy R. Chapman by Warranty Deed from Stanley Fulton, of record in Book 5572, Page 93, in the Register's Office of Davidson County, Tennessee, dated February 29, 1980, and recorded on February 29, 1980.

Being the same property, an undivided one-half interest of which was conveyed to Billy R. Chapman and wife, Barbara I. Inman, by Warranty Deed from Joseph C. Inman, of record in Book 5805, Page 93, in the Register's Office of Davidson County, Tennessee, dated October 7, 1981, and recorded on October 8, 1981.

Being the same property conveyed to Douglas S. Hale, Trustee, by Quitclaim Deed from Billy R. Chapman, individually, and Billy R. Chapman and wife, Barbara Chapman, jointly, and thence re-conveyed to Billie R. Chapman and wife, Barbara I. Chapman, as tenants by the entireties, by Quitclaim Deed from Douglas S. Hale, Trustee, of record in Instrument No. 20030304-0028100 in the Register's Office of Davidson County, Tennessee, dated February 21, 2003, and recorded on March 4, 2003.

Being the same property conveyed to Billie R. Chapman and Barbara I. Chapman, as tenants in common, by Quitclaim Deed from Billie R. Chapman and wife, Barbara I. Chapman, of record in Instrument No. 20050127-0010225 in the Register's Office of Davidson County, Tennessee, dated January 27, 2005, and recorded on January 27, 2005.

Being part of that property conveyed to Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust dated October 2, 2017, by Quitclaim Deed from Billie Ray Chapman and Barbara I. Chapman, of record in Instrument No. 20171030-0111232 in the Register's Office of Davidson County, Tennessee, dated October 2, 2017, and recorded on October 30, 2017.

Parcel III

Map & Parcel No. 106-06-0-089.00

1099 Menzler Rd., Nashville, TN 37210

0.78 acres of property in the 6th Civil District of Davidson County, Nashville, Tennessee, being part of the Louisville and Nashville Railroad Company property between Menzler Road and Foster Avenue, the same being more particularly described as follows:

Beginning at an iron pin in the West margin of Menzler Road at its intersection with the Southeast right-of-way line of the Louisville and Nashville Railroad Company, and being South 9° 35' 30" West 468.9 feet of the center line intersection of Murfreesboro Pike; thence leaving the West margin of Menzler Road South 89° 45' 22" West 713.93 feet to an iron pin, said iron pin being North 71° 46' 22" East, 45.96 feet of the East margin of Foster Avenue; thence the following calls: North 73° 48' 15" East, 54.03 feet; North 75° 58' 43" East, 52.61; North 77° 52' 03" East, 54.06 feet; North 81° 06' 53" East, 54.28 feet; North 82° 52' 18" East, 54.68 feet; North 85° 03' 36" East, 52.92 feet; North 87° 13' 40" East, 48.00 feet; North 89° 22' 31" East, 49.30 feet; South 89° 08' 39" East, 45.65 feet; South 88° 48' 56" East, 263.59 feet; to an iron pin in the West margin of Menzler Road; thence with the West margin of Menzler Road South 09° 35' 30" West 53.34 feet to the Point of Beginning and containing 0.78 acres.

(Shown on print of survey dated September 28, 1988, revised January 23, 1989, prepared by David Bundrin, Campbell Surveying Co., Inc., incorporated herein by reference.)

Being the same property conveyed to B.R. Chapman by Special Warranty Deed from CSX Transportation, Inc., a Virginia corporation, of record in Book 7930, Page 754, in the Register's Office of Davidson County, Tennessee, dated January 31, 1989, and recorded on September 5, 1989.

Being the same property conveyed to Douglas S. Hale, Trustee, by Quitclaim Deed from B.R. Chapman, being one and the same person as Billie R. Chapman, and thence re-conveyed to Billie R. Chapman and wife, Barbara I. Chapman, as tenants by the entireties, by Quitclaim Deed from Douglas S. Hale, Trustee,

of record in Instrument No. 20030304-0028101 in the Register's Office of Davidson County, Tennessee, dated February 21, 2003, and recorded on March 4, 2003.

Being the same property conveyed to Billie R. Chapman and Barbara I. Chapman, as tenants in common, by Quitclaim Deed from Billie R. Chapman and wife, Barbara I. Chapman, of record in Instrument No. 20050127-0010224 in the Register's Office of Davidson County, Tennessee, dated January 27, 2005, and recorded on January 27, 2005.

Being part of that property conveyed to Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust dated October 2, 2017, by Quitclaim Deed from Billie Ray Chapman and Barbara I. Chapman, of record in Instrument No. 20171030-0111232 in the Register's Office of Davidson County, Tennessee, dated October 2, 2017, and recorded on October 30, 2017.

Parcel IV

Map & Parcel No. 106-06-0-092.00

1.65 acres of property in the 6th Civil District of Davidson County, Nashville, being part of the Louisville and Nashville Railroad Company property between Menzler Road and Foster Avenue, the same being more particularly described as follows:

Beginning at an iron pin in the West margin of Menzler Road, 337.6 feet South of the center line of Murfreesboro Pike and being the Southeast corner of Billy R. Chapman property of record in Book 5805, Page 93 and also being the Northeast corner of Tract 2 herein described; thence with the margin of Menzler Road S 9° 17' 49" W 77.93 feet to an iron pin; thence leaving the margin of Menzler Road and running 50 feet South of and parallel to the center line of a Louisville and Nashville Railroad Company tract the following eleven calls: North 88° 48' 56" West 263.59 feet; North 89° 08' 39" West 45.65 feet; South 89° 22' 31" West 49.30 feet; South 87° 13' 40" West 48.00 feet; South 85° 03' 36" West 52.92 feet; South 82° 52' 18" West 54.68 feet; South 81° 06' 53" West 54.28 feet; South 77° 52' 03" West 54.06 feet; South 75° 58' 43" West 52.61 feet; South 73° 48' 15" West 54.03 feet; South 71° 46' 22" West 45.96 feet; to an iron pin on the Eastern margin of Foster Avenue; thence with the margin of Foster Avenue N 04° 34' 15" East 107.51 feet; thence leaving the Eastern margin of Foster Avenue with the arc of a curve to the right 529.19 feet, said curve has a radius of 1,486.11 feet and a chord bearing and distance of N 82° 42' 04" East 526.40 feet to an iron pin; thence South 02° 51' 04" West 22.00 feet to an iron pin; thence South 88° 48' 56" East 249.50 feet to the Point of Beginning and containing 1.65 acres, or 71,747 square feet, more or less.

The premises are shown as Tract 2 on survey dated September 28, 1988, last revised December 18, 1990, prepared by David Bundren, Tennessee R.L.S. No. 1517, Campbell Surveying Co., Inc., 2424 21st Avenue South, Nashville, Tennessee 37217, incorporated herein by reference.

Being part of that property conveyed to the Nashville, Chattanooga & St. Louis Railway by Special Warranty Deed from Anna Russell Cole and Whiteford Russell Cole, surviving executrix and executor of E.W. Cole, deceased, of record in Book 460, Page 173, in the Register's Office of Davidson County, Tennessee, dated July 9, 1914, and recorded on July 30, 1914.

Being the same property conveyed to B.R. Chapman by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation, successor to the Nashville, Chattanooga & St. Louis Railway, of record in Instrument No. 20030303-0027409 in the Register's Office of Davidson County, Tennessee, dated January 14, 1991, and recorded on March 3, 2003.

Being the same property conveyed to Douglas S. Hale, Trustee, by Quitclaim Deed from B.R. Chapman, being one and the same person as Billie R. Chapman, and thence re-conveyed to Billie R. Chapman and wife, Barbara I. Chapman, as tenants by the entireties, by Quitclaim Deed from Douglas S. Hale, Trustee, of record in Instrument No. 20030304-0028099 in the Register's Office of Davidson County, Tennessee, dated February 21, 2003, and recorded on March 4, 2003.

Being the same property conveyed to Billie R. Chapman and Barbara I. Chapman, as tenants in common, by Quitclaim Deed from Billie R. Chapman and wife, Barbara I. Chapman, of record in Instrument No. 20050127-0010226 in the Register's Office of Davidson County, Tennessee, dated January 27, 2005, and recorded on January 27, 2005.

Being part of that property conveyed to Barbara I. Chapman, Trustee of the Chapman Tennessee Community Property Revocable Trust dated October 2, 2017, by Quitclaim Deed from Billie Ray Chapman and Barbara I. Chapman, of record in Instrument No. 20171030-0111232 in the Register's Office of Davidson County, Tennessee, dated October 2, 2017, and recorded on October 30, 2017.