Karen Johnson Davidson County
Batch# 1000482 DEEDWARRSP
05/08/2023 10:02:30 AM 6 pgs
Fees: $33.00 Taxes: $5,523.95
20230508-0033934

Tennessee Certification of Electronic Document

I, Misty Landolt, do hereby make oath that I am a licensed attorney and/or the 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 4/21/2023 (date of document).

Misty Landolt
Affiant Signature

4/21/2023
Date

State of New Jersey

County of Hudson

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

SHANIKA HUDSON
Commission # 50204085
Notary Public, State of New Jersey
My Commission Expires
October 26, 2027

THIS INSTRUMENT WAS PREPARED BY:

Bass, Berry & Sims, PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

RECORD AND RETURN TO:

RECORD & RETURN TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
2 Hudson Place, 5th Floor
Hoboken, NJ 07030
(201) 610-9455

NAME AND ADDRESS OF NEW OWNER:

PNB TN Portfolio Owner LLC
c/o Oak Street Real Estate Capital, LLC
Attn: Asset Management
30 N. LaSalle Street, Suite 4140
Chicago, Illinois 60602

SEND TAX BILL TO:

Pinnacle Bank
c/o Pinnacle Financial Partners
150 3rd Ave S, Ste 900
Nashville, TN 37201
Attn: Finance Manager

TAX PARCEL NO.: 096-13-0-218.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 21st day of April, 2023, by Pinnacle Bank, a Tennessee banking corporation, successor in interest to Pinnacle National Bank, a national banking corporation ("**Grantor**"), with a mailing address c/o Pinnacle Financial Partners, 150 3rd Ave S, Ste 900, Nashville, TN 37201, to PNB TN Portfolio Owner LLC, a Delaware limited liability company ("**Grantee**"), with a mailing address of c/o Oak Street Real Estate Capital, LLC, Attn: Asset Management, 30 N. LaSalle Street, Suite 4140, Chicago, Illinois 60602.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described land, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain land described in **Exhibit A** attached hereto (the "**Land**")

TO HAVE AND TO HOLD the Land, together with all together with all improvements (the "**Improvements**") located thereon and all of Grantor's right, title and interest, in and to all fixtures, easements, rights-of-way, development rights, mineral rights and other hereditaments and rights appurtenant thereto (collectively, the "**Property**") unto Grantee, its successors and assigns in fee simple forever.

AND, SUBJECT, HOWEVER, to all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws,

ordinances, statutes, orders, requirements and regulations to which the Property is subject; and all matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Land and the Improvements against the lawful claims of all persons or entities claiming by, through or under Grantor, but not further or otherwise, and Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

[See next page for signatures]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

GRANTOR:

PINNACLE BANK,
a Tennessee banking corporation

By: _____
Name: Harold Carpenter
Title: CFO

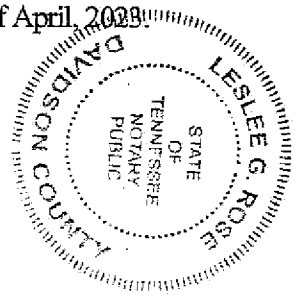
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Harold Carpenter, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CFO of Pinnacle Bank, a corporation the within named bargainor, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 20 day of April, 2023.

Leslee G. Rose
Notary Public

My Commission Expires: 7/6/2026



424 Donelson Pike, Nashville, TN

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,492,960.00which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

PNB TN Portfolio Owner LLC,
a Delaware limited liability company

By: _____
Name: Michael Reiter
Title: Authorized Representative

Sworn to and subscribed before me this 21 day of April, 2023.

_____
Notary Public

My Commission Expires: 2/10/2024

HEATHER PATRICIA BEAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 10, 2024

Exhibit A
to
Special Warranty Deed

Lot 2 on the Final Plat of Whitland Crossing as set forth as Instrument Number 20060531-0063577, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with an Access Easement as set forth on Plat entitled " Final Plat Whitland Crossing", prepared by Crawford Land Surveyors, P.C., dated March 23, 2006, Recorded in the Office Davidson County as Instrument No. 20060531-0063577.

Being the same property conveyed to Pinnacle National Bank, by Deed recorded as Instrument No. 20060602-0065488 Official Records of Davidson County.