This instrument was prepared by:
John Suwatson, Esq.
Genova Burns, LLC
494 Broad Street
Newark, New Jersey 07102

Karen Johnson Davidson County
Batch# 1013951 DEEDWARRSP
06/12/2023 12:45:30 PM 18 pgs
Fees: $93.00 Taxes: $124,875.00
20230612-0044565

RECORD AND RETURN TO:
Sean Wood, Esq.
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
EAST NASHVILLE OWNER, LLC 3990 Hillsboro Pike Ste 400 Nashville, TN 37215	C/O Southern Land Company 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	Map 72-13 Parcel No.s 83, 187 188, 189, 190, 195, 196 198, 199, 201,228, 229, 230, 232, 236, 237, 369 372, 376, 439

FOR AND IN CONSIDERATION of the sum of Thirty Three Million, Seven Hundred Fifty Thousand and No/100 Dollars ($33,750,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Acquisition, LLC**, a Delaware limited liability company (*Inadvertently and incorrectly referred to as Nashville Acquisition, LLC, a Tennessee limited liability company with respect to parcels 228, 229, 236, and 237*) (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **East Nashville Owner, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on **Schedule A**, attached hereto and incorporated herein by reference (the "Property"). This is improved property commonly known as See attached **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B**, attached hereto and incorporated herein by reference, and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(the remainder of page is intentionally left blank)

(Signature pages to follow)

(Grantor signature page to Special Warranty Deed)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7 day of June 2023.

Nashville Acquisition, LLC

A Delaware limited liability company

Scott Shaw, President and Chief Executive Officer
Affiant

STATE OF NEW JERSEY
COUNTY OF MORRIS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Shaw with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged [himself/herself] to be the President and Chief Executive Officer of Nashville Acquisition, LLC, a Delaware limited liability company, and that [he/she] as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by [himself/herself] as such President and Chief Executive Officer.

Witness my hand, at office, this 7 day of June, 2023.

Notary Public

STEPHANIE COLON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 27, 2027

My Commission Expires: _____

(Grantor signature page to Special Warranty Deed)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7 day of June, 2023.

Nashville Acquisition, LLC
d/b/a Nashville Auto Diesel College
A Delaware limited liability company

Scott Shaw, President and Chief Executive Officer
Affiant

STATE OF NEW JERSEY
COUNTY OF MORRIS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Shaw with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged [himself/herself] to be the President and Chief Executive Officer of Nashville Acquisition, LLC d/b/a Nashville Auto Diesel College, LLC, a Delaware limited liability company, and that [he/she] as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by [himself/herself] as such President and Chief Executive Officer.

Witness my hand, at office, this 7 day of June, 2023.

Notary Public

STEPHANIE COLON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 27, 2027

My Commission Expires: _____

(Grantee signature page to Special Warranty Deed)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $33,750,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of June, 2023.

Robin Patterson
Notary Public

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 6.20.2023

SCHEDULE A
PROPERTY SCHEDULE

SCHEDULE A

TRACT	ADDRESS	MAP/PARCEL NUMBER
Tract 1	2500 Trevecca Ave, Nashville TN	072-13-0-083.00
Tract 2	2416 Emmett Ave, Nashville TN	072-13-0-187.00
Tract 3	2418 Emmett Ave, Nashville TN	072-13-0-188.00
Tract 4	2420 Emmett Ave, Nashville TN	072-13-0-189.00
Tract 5	1000 McClurkan Ave, Nashville TN	072-13-0-190.00
Tract 6	1008 McClurkan Ave, Nashville TN	072-13-0-195.00
Tract 7	1016 McClurkan Ave, Nashville TN	072-13-0-196.00
Tract 8	2410 Trevecca Ave, Nashville TN	072-13-0-198.00
Tract 9	1528 Gallatin Ave, Nashville TN	072-13-0-199.00
Tract 10	1524 Gallatin Ave, Nashville TN	072-13-0-201.00
Tract 11	964 Strouse Ave, Nashville TN	072-13-0-230.00
Tract 12	2310 Trevecca Ave, Nashville TN	072-13-0-369.00
Tract 13	1324 Gallatin Ave, Nashville TN	072-13-0-372.00
Tract 14	1310 Gallatin Ave, Nashville TN	072-13-0-376.00
Tract 15	954 Strouse Ave, Nashville TN	072-13-0-439.00
Tract 16	980 Strouse Ave, Nashville TN	072-13-0-237.00
Tract 17	978 A Strouse Ave, Nashville TN	072-13-0-236.00
Tract 18	970 Strouse Ave, Nashville TN	072-13-0-232.00
Tract 19	962 Strouse Ave, Nashville TN	072-13-0-229.00
Tract 20	960 Strouse Ave, Nashville TN	072-13-0-228.00

EXHIBIT A

Legal Description

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: Map 72-13, Parcel 83
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 41 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the north margin of McClurkan Avenue and the east margin of Trevecca Avenue, and being more particularly described as follows:

Beginning at a point in the northerly margin of McClurkan Avenue and the easterly margin of Trevecca Avenue and being the southwesterly corner of the herein described parcel;

Thence, with the easterly margin of Trevecca Avenue, N19 degrees 49'33"E, 50.00 feet to a point;

Thence, leaving said margin S69 degrees 43'04"E, 170.00 feet to a point in the westerly margin of an alley;

Thence, with the westerly margin of the alley, S19 degrees 49'33"E 50.00 feet to a point in the northerly margin of McClurkan Avenue;

Thence, with the northerly margin of McClurkan Avenue N69 degrees 43'04"W, 170.00 feet to the point of beginning and containing 8,500 square feet or 0.20 acres, more or less.

TRACT 2: Map 72-13, Parcel 187
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 254 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located east margin of Emmett Avenue and being more particularly described as follows:

Beginning at a point in the easterly margin of Emmett Avenue approximately 150 feet south of McClurkan Avenue;

Thence, leaving said margin, South 69°43'04" East, 112.50 feet to a point;

Thence, South 20°45'30" West, 50.00 feet to a point;

Thence, North 69°43'04" West, 112.50 feet to a point in the easterly margin of Emmett Avenue;

Thence, with said margin, North 20°45'30" East, 50.00 feet to the Point of Beginning and Containing 5,625 square feet or 0.13 ACRES, more or less.

TRACT 3: Map 72-13, Parcel 188
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 255 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located east margin of Emmett Avenue and being more particularly described as follows:

Beginning at a point in the easterly margin of Emmett Avenue approximately 100 feet south of McClurkan Avenue;

Thence, leaving said margin, South 69°43'04" East, 112.50 feet to a point;

Thence, South 20°45'30" West, 50.00 feet to a point;

Thence, North 69°43'04" West, 112.50 feet to a point in the easterly margin of Emmett Avenue;

Thence, with said margin, North 20°45'30" East, 50.00 feet to the Point of Beginning and Containing 5625 square feet or 0.13 ACRES, more or less.

TRACT 4: Map 72-13, Parcel 189

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 256 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located east margin of Emmett Avenue and being more particularly described as follows:

Beginning at a point in the easterly margin of Emmett Avenue approximately 50 feet south of McClurkan Avenue;

Thence, leaving said margin, South 69°43'04" East, 112.50 feet to a point;

Thence, South 20°45'30" West, 50.00 feet to a point;

Thence, North 69°43'04" West, 112.50 feet to a point in the easterly margin of Emmett Avenue;

Thence, with said margin, North 20°45'30" East, 50.00 feet to the Point of Beginning and Containing 5,625 square feet or 0.13 ACRES, more or less.

TRACT 5: Map 72-13, Parcel 190

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 257 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the south margin of McClurkan Avenue on the east margin of Emmett Avenue and being more particularly described as follows:

Beginning at a point in the southerly margin of McClurkan Avenue,

Thence, with said margin, South 69°43'04" East, 112.50 feet to a point;

Thence, leaving said margin, South 20°45'30" West, 50.00 feet to a point;

Thence, North 69°43'04" West, 112.50 feet to a point in the easterly margin of Emmett Avenue;

Thence, with said margin, North 20°45'30" East, 50.00 feet to the Point of Beginning and Containing 5,625 square feet or 0.13 ACRES, more or less.

TRACT 6: Map 72-13, Parcel 195

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lots 246-253 and 258-268 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the north margin of Strouse Avenue on the east margin of Emmett Avenue on the south margin of McClurkan Avenue and being more particularly described as follows:

Beginning at a point in the north margin of Strouse Avenue and the east margin of Emmett Avenue;

Thence, with the east margin of Emmett Avenue, North 20°45'30" East, 438.06 feet to a point;

Thence, leaving said margin with Nashville Auto Diesel College of record in Deed Book 11748, Page 278, R.O.D.C., South 69°43'04" East, 112.50 feet to a point;

Thence, with the east lines of lots 254, 255, 256 & 257 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. North 20°45'30" East, 200.00 feet to a point in the southerly margin of McClurkan Avenue;

Thence, with said margin, South 69°43'04" East, 127.50 feet to a point in the west line of lot 225 of said of Trevecca Subdivision of Renraw;

Thence, with said lot, South 20°45'30" West, 576.52 feet to a point in the northerly margin of Strouse Avenue;

Thence, with said margin, North 84°04'20" West, 248.26 feet to the Point of Beginning and Containing 123,245 square feet or 2.83 ACRES, more or less.

TRACT 7: Map 72-13, Parcel 196

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 225 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the north margin of Strouse Avenue on the west margin of Trevecca Avenue on the south margin of McClurkan Avenue and being more particularly described as follows:

Beginning at a point in the westerly margin of Trevecca Avenue and the southerly margin of McClurkan Avenue and being the northeasterly corner of the herein described parcel;

Thence, with the westerly margin of Trevecca Avenue, South 21°10'41" West, 451.32 feet to a point in the northerly margin of Strouse Avenue;

Thence, with the northerly margin of Strouse Avenue, North 84°04'20" West, 505.12 feet to a point;

Thence, leaving said margin, North 20°45'30" East, 576.52 feet to a point in the southerly margin of McClurkan Avenue;

Thence, with said margin, South 69°43'04" East, 491.62 feet to the Point of Beginning and Containing 251,678 square feet or 5.77 acres, more or less.

Tract 8: Map 72-13, Parcel 198

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Said parcel is Lot numbers 35, 36, 37, 38, 39, a portion of lot 34, and a portion of College Place on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C., said lots are located on the north margin of Strouse Avenue on the east margin of Trevecca Avenue on the south margin of McClurkan Avenue and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Trevecca Avenue and the southerly margin of McClurkan Avenue and being the northwesterly corner of the herein described parcel;

Thence, with the margin of McClurkan Avenue, South 69°43'04" East, 181.87 feet to a point;

Thence, leaving said margin with the line of Nashville Auto Diesel College of record in Deed Book 5553, page 695, R.O.D.C. and The Automobile College of Nashville of record in Deed Book 4649, page 383, R.O.D.C., South 21°25'23" West, 378.68 feet to a point in the northerly margin of Strouse Avenue;

Thence, with said margin, North 78°52' 10" West, 183.04 feet to a p.k. nail in the easterly margin of Trevecca Avenue;

Thence, with said margin, North 21°10'41" East, 407.76 feet to the Point of Beginning and Containing 71,170 square feet or 1.63 ACRES, more or less.

TRACT 9: Map 72-13, Parcel 199

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Said parcel is Lot numbers 9 & 10 and a portion of College Place on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C., said lots are located on the south margin of McClurkan Avenue and the west margin of Gallatin Avenue and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Gallatin Avenue and the southerly margin of McClurkan Avenue and being the northeasterly corner of the herein described parcel;

Thence, with the westerly margin of Gallatin Avenue, South 21°25'23" West, 200.04 feet to a point;

Thence, leaving said margin with the Automobile College of Nashville of record in Deed Book 4649, page 383, R..O.D.C., North 69°43'04" West, 181.87 feet to a point in the easterly line of Nashville Auto Diesel College of record in Deed Book 5553, page 695, R.O.D.C.;

Thence, with said line, North 21°25'23" East, 200.04 feet to a point in the southerly margin of McClurkan Avenue;

Thence, with said margin, South 69°43'04" East, 181.87 feet to the Point of Beginning and Containing 36,370 square feet or 0.84 ACRES, more or less.

TRACT 10: Map 72-13, Parcel 201

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Said parcel is Lot numbers 11, 12, 13 and part of 14 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C., said lots are located on the westerly margin of Gallatin Avenue and the northerly margin of Strouse Avenue and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Gallatin Avenue and being the southeasterly corner of the herein described parcel;

Thence, with the northerly margin of Strouse Avenue, North 78°52' 10" West, 184.81 feet to a point;

Thence, leaving said margin with the line of Nashville Auto Diesel College of record in Deed Book 5553, page 695, R.O.D.C., North 21°25'23" East, 178.64 feet to a point at the southwest corner of Nashville Auto Diesel College of record in Deed Book 5553, page 695, R.O.D.C.;

Thence, with said Nashville Auto Diesel College, South 69°43'04" East, 181.87 feet to a point in the

westerly margin of Gallatin Avenue;

Thence, with said margin, South 21°25'23" West, a distance of 149.24 feet to the Point of Beginning and Containing 29,800 square feet or 0.68 ACRES, more or less.

TRACT 11: Map 72-13, Parcel 230
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot 192 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the south margin of Strouse Avenue approximately 250 feet east of Emmett Avenue and being more particularly described as follows:

Beginning at a point in the southerly margin of Strouse Avenue at the northwest corner of Nelson W. Holt of record in Deed Book 11326, Page 737, R.O.D.C., and the northeasterly corner of the herein described tract;

Thence, leaving said margin with said Nelson W. Holt, Thence, South 02°41'20" West, 220.81 feet to a point in the northerly margin of an alley;

Thence, with said alley, North 88°07'21" West, 50.10 feet to a point;

Thence, leaving said alley with the line of Jerry Costa of record in Deed Book 5516, page 972, R.O.D.C., North 02°41'20" East, 224.35 feet to a point in the southerly margin of Strouse Avenue;

Thence, with said margin, South 84°04'20" East, 50.18 feet to the Point of Beginning and Containing 11,150 square feet or 0.26 ACRES, more or less.

TRACT 12: Map 72-13, Parcel 369
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lots 29, 30, 31, 32 and part of 28 and 33 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the south margin of Strouse Avenue on the east margin of Trevecca Avenue on the west margin of a 15' alley and being more particularly described as follows:

Beginning at a point in the southerly margin of Strouse Avenue and the easterly margin of Trevecca Avenue;

Thence, with the southerly margin of Strouse Avenue, South 78°52'10" East, 173.80 feet to a point in the westerly margin of a 15' alley;

Thence, with said alley, South 21°25'23" West, 278.70 feet to a point in the northeast corner of Bill & Sharon Hunter of record as Instrument No. 19912280307587, R.O.D.C.;

Thence, with said Bill & Sharon Hunter, North 69°43'35" West, 168.23 feet to a point in the easterly margin of Strouse Avenue;

Thence, with said margin, North 20°46'59" East, 251.04 feet to the Point of Beginning and Containing 44,945 square feet or 1.03 ACRES, more or less.

TRACT 13: Map 72-13, Parcel 372
Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lots 15, 16 and part of 14 on the plan of Trevecca Subdivision of Renraw of record in

Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the west margin of Gallatin Avenue on the east margin of a 15' alley on the south margin of Strouse Avenue and being more particularly described as follows:

Beginning at a point in the west margin of Gallatin Avenue and the south margin of Strouse Avenue;

Thence, with said west margin of Gallatin Avenue, South 21°25'23" West, 111.94 feet to a point;

Thence, leaving said margin, North 69°51'40" West, 170.66 feet to a point in the easterly margin of an alley;

Thence, with said margin, North 21°25'23" East, 84.78 feet to a point in the southerly margin of Strouse Avenue;

Thence, with said margin, South 78°52'10" East, 173.40 feet to the Point of Beginning and containing 16,780 square feet or 0.39 acres, more or less.

TRACT 14: Map 72-13, Parcel 376

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee. Being Lots 17 and 18 on the plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, R.O.D.C. Said parcel is located on the west margin of Gallatin Avenue on the east margin of a 15' alley and being more particularly described as follows:

Beginning at a point in the westerly margin of Gallatin Avenue and being the southeasterly corner of the herein described parcel.

Thence, leaving said margin with the line of Billy Hunter of record in Deed Book 11228, Page 109, R.O.D.C., North 69°51'40" West, 170.66 feet to a point in the eastern margin of a 15' alley;

Thence, with said alley, North 21°25'23" East, 98.02 feet to a point;

Thence, leaving said margin, South 69°51'40" East, 170.66 feet to a point in the westerly margin of Gallatin Avenue;

Thence, South 21°25'23" West, 98.02 feet to the Point of Beginning and Containing 16,724 square feet or 0.38 ACRES, more or less.

TRACT 15: Map 72-13, Parcel 439

Being a parcel of land lying in the Seventh Councilmanic District of Nashville, Davidson County, Tennessee, being lot 187 on the Resubdivision of lots 186 and 187, Trevecca Subdivision of Renraw of record in Plat Book 6050, Page 86, R.O.D.C. Said parcel is located on the south margin of Strouse Avenue and being more particularly described as follows:

Beginning at an iron pin in southerly margin of Strouse Avenue and being the northeastern corner of the herein-described parcel, also being the northwest corner of the Charles Avery property Deed Book 8945, page 558, R.O.D.C.

Thence, leaving the southerly margin of Strouse Avenue and with the westerly line of the Charles Avery property S02 degrees 46'59"W 241.30 feet to a concrete monument on the northerly margin of an alley.

Thence, with the northerly margin of the alley N87 degrees 24'01"W 50.00 feet to a point.

Thence, leaving said margin along the line of lots 186B and 186A on the Plan of The Resubdivision Lot 186 & 187, Trevecca Subdivision of Renraw of record in Plat Book 6050, Page 86, R.O.D.C., N02 degrees 46'59"E 243.35 feet to a point in the southerly margin of Strouse Avenue.

Thence, with the southerly margin of Strouse Avenue S85 degrees 03'01"E 50.03 feet to the point of beginning and containing 12,115 square feet or 0.28 acres more or less.

Tracts 1-15 being the same property conveyed to Nashville Acquisitions, L.L.C., a Delaware limited liability company, by the Special Warranty Deed of record in Instrument Number 20030214-0020637, the Quitclaim Deed of record in Instrument Number 20030214-0020638, and the Quitclaim Deed of record in Instrument Number 20060821-012731, in the Register's Office for Davidson County, Tennessee.

TRACT 16: Map 72-13, Parcel 237
Land in Davidson County, Tennessee, being Lot No. 200 in Trevecca Subdivision of Renraw, a plan of which subdivision is of record in Plat Book 421, Page 72 and 73, Register's Office for said County.

Said Lot No. 200 is situated at the Southwest corner of Trevecca Avenue and Strouse Avenue and fronts 114.3 feet on Strouse Avenue, and runs back with Trevecca Avenue 192 feet to a 30 foot alley; thence with said alley 53 1/2 feet; thence at right angles, 191 feet to Strouse Avenue.

Being the same property conveyed to Nashville Acquisition, L.L.C., a Tennessee limited liability company, by the General Warranty Deed of record in Instrument Number 20050303-0023899, in the Register's Office for Davidson County, Tennessee.

TRACT 17: Map 72-13, Parcel 236
Land in Davidson County, Tennessee, being Lot No. 199, on the Plan of Trevecca Subdivision of Renraw, as shown on plat of record in Plat Book 421, Page 72 and 73, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made. Said Lot No. 199 fronts fifty feet two inches on the Southerly side of Strouse Avenue and runs back between parallel lines 195 feet 2 inches on the Westerly line and 191 feet on the Easterly line to an alley in the rear, and shows 50 feet on said alley.

Being the same property conveyed to Nashville Acquisition, L.L.C., a Tennessee limited liability company, by the General Warranty Deed of record in Instrument Number 20050531-0061198, in the Register's Office for Davidson County, Tennessee.

TRACT 18: Map 72-13, Parcel 232
Land in Davidson County, Tennessee, being Lot No. 195 on the Map of Trevecca Subdivision of Renraw, of record in Plat Book 421, Page 72 and 73, Register's Office for Davison County, Tennessee. Said Lot 195 fronts 50.2 feet on the Southerly side of Strouse Avenue and runs back between line 207.7 feet on the Easterly line and 211.8 feet on the Westerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Nashville Acquisition, LLC, d/b/a Nashville Auto Diesel College, by the Warranty Deed of record in Instrument Number 20030417-0051294, in the Register's Office for Davidson County, Tennessee.

TRACT 19: Map 72-13, Parcel 229
Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Trevecca Subdivision, as of record in Plat Book 421, Page 72 and 73, Register's Office for said County.

Said Lot No. 191 fronts 50 feet 2 inches on the South side of Strouse Avenue and runs back 228.8 feet on the Westerly line and 224.4 feet on the Easterly line, to a deed line in the rear on which it measures 50 feet.

TRACT 20: Map 72-13, Parcel 228

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Trevecca's Subdivision of Renraw, as of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 feet 2 inches on the Southerly side of Strouse Avenue and runs back 228.8 feet on the Easterly line and 233 feet on the Westerly line to an alley on which it measures 50 feet.

Tracts 19 and 20 being the same property conveyed to Nashville Acquisition, L.L.C., a Tennessee limited liability company, by the General Warranty Deed of record in Instrument Number 20040219-0019255, in the Register's Office for Davids

EXHIBIT B

This conveyance is made subject to all covenants, agreements, easements and restrictions of record, if any, the provisions of any applicable zoning ordinances, such state of facts as an inspection and accurate survey may disclose, and taxes and special assessments not yet due and payable (collectively, the "**Permitted Exceptions**").

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 06/07/23 (date of document).

Teresa A Beardsley
Affiant Signature

06/12/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2023.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

