Special Warranty Deed

Karen Johnson Davidson County Batch# 1018358 DEEDWARRSP 06/23/2023 12:58:30 PM 7 pgs Fees: $37.00 Taxes: $0.00 20230623-0047967	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10,602,976.99. Affiant Subscribed and sworn to before me, this the 23rd day of June, 2023. Notary Public My commission expires:

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
HCA Health Services of Tennessee, Inc One Park Plaza Nashville, Tennessee 37203	HCA Health Services of Tennessee, Inc One Park Plaza Nashville, Tennessee 37203	Lot 1 18600002100 (Davidson) / 033 08200 00017033 (Williamson) Lot 3 033 08207 00017033 (Williamson)

Transfer taxes in the amount of $39,254.01 were previously paid at Instrument of record in Book 9278, Page 769, Register's Office of Williamson County, Tennessee.

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, BURKITT COMMONS II, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto HCA HEALTH SERVICES OF TENNESSEE, INC., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate partially in Davidson County and in Williamson County, Tennessee, as more particularly described on Exhibit A hereto. This unimproved property is known as Lot 1 and Lot 3 of the Final Plat of Burkitt Commons II of record in Plat Book P74, Page 90 in the Register's Office of Williamson County, Tennessee. Lot 1 is partially in Davidson County and partially in Williamson County, this deed is recorded in both Williamson County and Davidson County.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself and its representatives, to warrant and forever defend the title to said real estate to said Grantees and its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 20 day of June, 2023.

GRANTOR:

BURKITT COMMONS II, LLC

By: _____
Name: John F. McReynolds
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John F. McReynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of Burkitt Commons II, LLC, the within named bargainor, a Tennessee limited liability company, and that John F. McReynolds as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory .

Witness my hand and seal, at office in Franklin, Tennessee, this the 20 day of June, 2023.

Amanda Russell
NOTARY PUBLIC

My Commission Expires: 8-14-24

AMANDA RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 8-14-2024

Exhibit A

Legal Description

Lot 1 and Lot 3, Final Plat, Burkitt Commons II, as shown on plat of record in Plat Book P74, Page 90, in the Register's Office for Williamson County, Tennessee, to which plat references are hereby made for a more particular description.

Being a portion of the same property conveyed to Burkitt Commons II, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ruth Marie Mcfarlin, Neal Lee Jennings, JR. Terri Ellen Jennings Stanley, James N. Mcfarlin, Jr. and Donna Renata Dobson, Individually, and James N. Mcfarlin, Jr. and Donna Renata Dobson, Co-Trustees of the James N. Mcfarlin Family Trust, and James N. Mcfarlin and Donna Renata Dobson, Co-Trustees of the James N. Mcfarlin Marital Trust, and Deborah Ann Holmes Wallace, Trustee of the Holmes Family Trust, Dated July 23, 2018 of record in Instrument No. 20190118-0005583 Register's Office for Davidson County, Tennessee, dated January 4, 2019 and recorded on January 18, 2019 and Book 7546, Page 509 in Williamson County, Tennessee.

Being a portion of the same property conveyed to Burkitt Commons II, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ruth Marie Mcfarlin, Neal Lee Jennings, JR. Terri Ellen Jennings Stanley, James N. Mcfarlin, Jr. and Donna Renata Dobson, Individually, and James N. Mcfarlin and Donna Renata Dobson, Co-Trustees of the James N. Mcfarlin Family Trust, and James N. Mcfarlin Marital Trust, and Deborah Ann Holmes Wallace, Trustee of the Holmes Family Trust, Dated July 23, 2018 of record in Instrument No. 20190118-0005584 Register's Office for Davidson County, Tennessee, dated January 4, 2019 and recorded on January 18, 2019 and Book 7546, Page 520 in Williamson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters contained in Deed of record in Book 7546, Page 520; also Instrument 20190118-005584, in Register's Office of Williamson and Davidson County, Tennessee.

3. All matters shown on plat(s) of record in Book 74, Page 90; Instrument 20220628-0074435, in the Register's Office of Williamson and Davidson County, Tennessee.

4. Easement and Contribution Agreement of record in Instrument 20050816-0096915; also filed in Book 3657, Page 344 in Williamson County, in the Register's Office of Davidson County, Tennessee.

5. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE WATER MAINS, PUMPS AND APPURTENANCES of record in Instrument 20050908-0108101; also filed in Book 3678, Page 728, Williamson County, in the Register's Office of Davidson County, Tennessee.

6. RIGHT OF WAY EASEMENT of record in Book 8070, Page 748, in the Register's Office of Williamson County, Tennessee.

7. RIGHT OF WAY EASEMENT of record in Book 8070, Page 750, in the Register's Office of Williamson County, Tennessee.

8. DECLARATION of BURKITT COMMONS PHASE II of record in Book 8211, Page 784; also filed in Instrument 20220628-0074437, Davidson County, in the Register's Office of Williamson County. Tennessee.

9. LONG-TERM MAINTENANCE PLAN OF ON-SITE STORMWATER INFRASTRUCTURE of record in Book 7920, Page 22, in the Register's Office of Davidson County, Tennessee.

10. Easement of record in Book 1481, Page 273, in the Register's Office of Davidson County, Tennessee.

11. Right of Way Easement of record in Book 9188, Page 115, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Right of Way Easement, by and between Burkitt Commons II, LLC and Middle Tennessee Electric Membership Corporation, a cooperative

corporation, of record in Book 9188, Page 115, in the Register's Office of Williamson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 6/23/2023.

Bainbridge Dillion
Affiant Signature

Date: 6/23/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 6/23/2023

