THIS INSTRUMENT PREPARED BY:

Kensington Vanguard
2520 Northwinds Pkwy
Ste. 600
Alpharetta, GA 30009

AFTER RECORDING RETURN TO:
Kensington Vanguard
2520 Northwinds Pkwy
Ste. 600
Alpharetta, GA 30009

Karen Johnson Davidson County
Batch# 1048087 DEEDWARRSP
09/11/2023 08:35:30 AM 6 pgs
Fees: $33.00 Taxes: $7,085.50
20230911-0070828

Grantee:
East Nashville Owner, LLC, a Delaware limited liability company
3990 Hillsboro Pike, Suite 400
Nashville, TN 37215

Send Tax Bills To:
East Nashville Owner, LLC, a Delaware limited liability
3990 Hillsboro Pike, Suite 400
Nashville, TN 37215

Map & Parcel No: 07213036700 and 07213036600

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of** September, **2023**, by and between **BellSouth Telecommunications, LLC, a Georgia limited liability company, (successor by merger and conversion to South Central Bell Telephone Company, a Georgia corporation)** party of the first part, and **East Nashville Owner, LLC, a Delaware limited liability company,** party of the second part,

WITNESSETH: That for and in consideration of **One Million Nine-Hundred Fifteen thousand AND 00/100 DOLLARS ($1,915,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

PARCEL ONE:

ALL THAT CERTAIN tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

BEING the western part of Lots Nos. 24, 25 and 26 on the Plat of Treyecca Subdivision of

Renraw as recorded in Plat Book 421, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Douglas Avenue, said point being 324.61 feet west of the west margin of Gallatin Road and said point being at the east margin of Trevecca Avenue; thence along the north margin of Douglas Avenue South 86 degrees 34 minutes 36 seconds East, 65 feet to an iron pin; thence North 07 degrees 09 minutes 30 seconds East, 174.58 feet to an iron pin located in the southern margin of an unimproved alley; thence along the south margin of said alley, North 68 degrees 30 minutes 51 seconds West, 64.80 feet to a P.K. nail located in the eastern margin of Trevecca Avenue; thence along the east margin of said Avenue the following: South 11 degrees 23 minutes 16 seconds West, 50.00 feet to an iron pin following a curve with a radius of 853.20 feet, 139.15 feet to an iron pin; thence continuing along the east margin of said Avenue, South 02 degrees 02 minutes 36 seconds West, 6.02 feet to the point of BEGINNING, containing an area of 12,400 square feet.

LESS AND EXCEPT thereout and therefrom the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed dated January 10, 2001 and filed for record on January 16, 2001 as Instrument No. 200101160004818, in the Register's Office for Davidson County, Tennessee.

Parcel One being a portion of the land conveyed by Deed made by Jerry L. Hall to South Central Bell Telephone Company, a Georgia corporation, dated April 16, 1987 and filed for record on April 21, 1987 in Book 7210, Page 49, in the Register's Office for Davidson County, Tennessee.

PARCEL TWO:
ALL THAT CERTAIN tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

BEING THE easterly 65 feet of Lots Nos. 24, 25 and 26 on the Plat of Trevecca Subdivision of Renraw, of record in Plat Book 421, Page 72, Register's Office of Davidson County, as described according to a survey by Charles Phillip Clinard, dated October 7, 1986, as follows:

BEGINNING at a point in the north margin of Douglas Avenue, said point being 124.61 feet west of the west margin of Gallatin Road and said point being at the west margin of a 15 foot dedicated alley; thence along the west margin of said alley, North 21 degrees 29 minutes 09 seconds East, 149.0 feet to an iron pin; thence
South 07 degrees 09 minutes 30 seconds West, 174.58 feet to an iron pin located in the north margin of Douglas Avenue; thence along the north margin of Douglas Avenue, South 86 degrees 34 minutes 36 seconds East, 65.00 feet to the point of BEGINNING, containing an area of 13,484 square feet or 0.310 acres.

Parcel Two being the land conveyed by Deed made by Daniel Ray Blue to South Central Bell Telephone Company, a Georgia corporation, dated November 10, 1986 and filed for record on November 19, 1986 in Book 7044, Page 854, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

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

BellSouth Telecommunications, LLC, a Georgia limited liability company, (successor by merger and conversion to South Central Bell Telephone Company, a Georgia corporation)

By Kimberly Perry

Title: AT&T GRE Senior Manager

STATE OF GEORGIA, COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of September, 2023.

Notary Public

My commission expires: 05/04/2025

Kelvin B Jones Jr
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 05/04/2025

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$1,915,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 16th day of September, 20 23

Property address:
1019 and 1021 Douglas Ave.
Nashville, TN 37206

Kelvin B Jones Jr
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 05/04/2025

Tennessee Certification of Electronic Document

I, Anna Forth, 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 9/8/2023 (date of document).

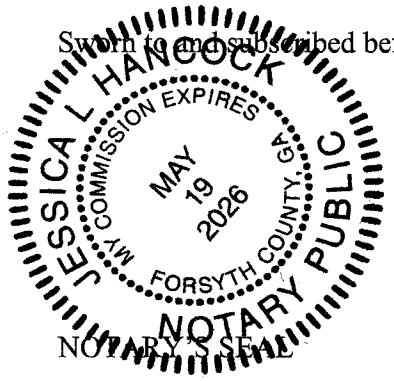
Anna Forth
Affiant Signature

9/8/2023
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 8th day of September, 2023.



Jessica L. Hancock
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: May. 19. 2026