REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1051355 DEEDWARRSP
09/19/2023 09:11:30 AM 7 pgs
Fees: $38.00 Taxes: $6,845.00
20230919-0073313

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $1,850,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 19 DAY OF September, 2023.

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 8-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
BNA Woodland OZ Business LLC
735 Broad Street
Suite 500
Chattanooga, TN 37402

NEW OWNER:
BNA Woodland OZ Business LLC
735 Broad Street
Suite 500
Chattanooga, TN 37402

SPECIAL WARRANTY DEED

This indenture is made and entered into this 13th day of September 2023 between JACK H. ALLINDER (hereinafter referred to as "GRANTOR") and BNA WOODLAND OZ BUSINESS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, State of Tennessee, described as follows:

Tract 1

407 Russell Street, Nashville, TN 37206 (TIN 082 15 0 104.00)

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED ON THE NORTH BY THE

SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY (12 FOOT WIDE), ON THE EAST BY JACK H. ALLINDER OR RECORD IN INSTRUMENT NUMBER 20140917-0085181, RECORDS OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET (50 FOOT WIDE), AND ON THE WEST BY METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN INSTRUMENT NUMBER 20141219-0116583, R.O.D.C.T., BEING LOT NO. 25 AND THE EASTERLY 4 FEET OF THE SOUTHERLY 80 FEET OF LOT 24 ON THE "PLAN OF RUSSEL HOUSTON'S ADDITION TO EDGEFIELD, NOW NASHVILLE", AS OF RECORD IN PLAT BOOK 18, PAGE 651, REGISTER'S OFFICE OF SAID COUNTY AND BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206, TELEPHONE NUMBER 615-244-8591 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 25 BEING MARKED BY AN IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN-SMITH ASSOC", SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET;

THENCE, ALONG THE SOUTH BOUNDARY OF SAID LOT 25 AND LOT 24 AND THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET, SOUTH 65 DEGREES 06 MINUTES 43 SECONDS WEST, 54.03 FEET TO A POINT BEING 4 FEET WEST OF THE CORNER OF SAID LOTS 24 AND 25 AND MARKED BY AN IRON ROD (OLD);

THENCE, PARALLEL TO THE LINE BETWEEN SAID LOTS 24 AND 25, NORTH 25 DEGREES 28 MINUTES 10 SECONDS WEST, 80.18 FEET TO AN IRON ROD (OLD) CAPPED "SEXTON RLS 2400";

THENCE AT RIGHT ANGLES EASTWARDLY, NORTH 64 DEGREES 31 MINUTES 50 SECONDS EAST, 4.13 FEET TO THE LINE BETWEEN SAID LOTS 24 AND 25 TO AN IRON ROD (OLD);

THENCE, ALONG SAID LOT LINE, NORTH 25 DEGREES 28 MINUTES 10 SECONDS WEST, 89.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AN ALLEY AND BEING MARKED BY AN IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE ALONG THE NORTH LINE OF SAID LOT 25 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ALLEY, NORTH 64 DEGREES 58 MINUTES 17 SECONDS EAST, 50.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 25 AND BEING MARKED BY AN

IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE ALONG THE EAST LINE OF SAID LOT 25, SOUTH 25 DEGREES 21 MINUTES 43 SECONDS EAST, 169.88 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,832 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

Being the same property conveyed to Jack H. Allinder by Warranty Deed from Ellen Juanita Allinder, Executrix of the Estate of Jack Allinder, Jr., by deed dated June 1, 2004, filed of record on September 17, 2014 of record in Instrument No. 20140917-0085180, Register's Office for Davidson County, Tennessee.

Tract 2
409 Russell Street, Nashville, TN 37206 (TIN 082 15 0 105.00)

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY (12 FOOT WIDE), ON THE EAST BY TIC I AND TIC II OF RECORD IN INSTRUMENT NUMBER 20191106-0114821, RECORDS OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET (50 FOOT WIDE), AND ON THE WEST BY JACK H. ALLINDER OF RECORD IN INSTRUMENT NUMBER 20140917-0085180, R.O.D.C.T., BEING LOT NO. 26 ON THE "PLAN OF RUSSEL HOUSTON'S ADDITION TO EDGEFIELD, NOW NASHVILLE", AS OF RECORD IN PLAT BOOK 18, PAGE 651, REGISTER'S OFFICE OF SAID COUNTY AND BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206, TELEPHONE NUMBER 615-244-8591 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26 BEING MARKED BY AN IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN-SMITH ASSOC", SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET;

THENCE, ALONG THE WEST BOUNDARY OF SAID LOT 26, NORTH 25 DEGREES 21 MINUTES 43 SECONDS WEST, 169.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 26 AND BEING MARKED BY AN IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN-SMITH ASSOC", SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF AN ALLEY;

THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 26 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALLEY, NORTH 64 DEGREES 58 MINUTES 17 SECONDS EAST, 50.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 26 AND BEING MARKED BY AN IRON ROD (NEW) WITH PLASTIC CAP STAMPED "RAGAN- SMITH ASSOC";

THENCE, ALONG THE EAST BOUNDARY OF SAID LOT 26, SOUTH 25 DEGREES 15 MINUTES 16 SECONDS EAST, PASSING THROUGH AN IRON ROD (OLD) WITH CAP MARKED "CHERRY" AT A DISTANCE OF 168.53 FEET AND CONTINUING ON IN ALL FOR A TOTAL DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 AND BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 26 AND THE NORTHERLY RIGHT OF WAY LINE OF RUSSEL STREET, SOUTH 65 DEGREES 06 MINUTES 43 SECONDS WEST, 49.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,507 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

Being the same property conveyed to Jack H. Allinder by Warranty Deed from Ellen Juanita Allinder, Executrix of the Estate of Jack Allinder, Jr., by deed dated June 1, 2004, filed of record on September 17, 2014, of record in Instrument No. 20140917-0085181, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 407 and 409 Russell Street, Nashville, TN 37206. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever other than as set forth in Exhibit "A" attached hereto and incorporated herein

by reference; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Patricia Allinder joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above-described real property, as contemplated by T.C.A. § 26-2-301, *et seq.*, or otherwise, as well as Attorney-in-Fact pursuant to Durable Power of Attorney (Special) of record in Instrument No. 20230915-0072658, Register's Office for Davidson County, Tennessee.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Jack H. Allinder by Patricia Allinder
JACK H. ALLINDER
BY: PATRICIA ALLINDER,
AS ATTORNEY-IN-FACT

Patricia Allinder
PATRICIA ALLINDER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared PATRICIA ALLINDER INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR JACK H. ALLINDER, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 13 day of September, 2023.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

EXHIBIT "A"
(Permitted Encumbrances)

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable, including (a) taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records; and/or (c) taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, *et seq*.

2. Matters appearing on the plat recorded in Book 18, Page 651, Register's Office for Davidson County, Tennessee, including, but not limited to, any building setback lines and/or easements lying within the property described herein.

Tennessee Certification of Electronic Document

I, Sarah A. Watts, 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 9/13/2023 (date of document).

Affiant Signature

9/15/2023
Date

State of Nebraska

County of Lancaster

Sworn to and subscribed before me this 15th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

GENERAL NOTARY - State of Nebraska
JESSICA TOOMEY
My Comm. Exp. June 26, 2026