SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1092832 DEEDWARRSP
01/23/2024 12:27:30 PM 5 pgs
Fees: $28.00 Taxes: $17,824.75
20240123-0004115

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $4,817,500.00. or value

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MEAH THOMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-19-2025

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 LEA AVENUE, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CNSPARK LLC	NEW OWNER	**095-00-0-015.00**
1023 Echelon Drive	(NAME) same	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Elm Hill Management, LLC, a Tennessee limited liability company (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto CNSPARK LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, Tennessee:

PROPERTY LOCATED IN THE 15TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE FINAL PLAT OF FIRST REVISION OF AIRLANE OFFICE COMPLEX AS OF RECORD IN PLAT BOOK 9700, PAGE 897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ELM HILL PIKE, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HARSH CHAPEL BAPTIST CHURCH AS OF RECORD IN DEED BOOK 2693, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID RIGHT-OF-WAY SOUTH 13 DEGREES 43 MINUTES 31 SECONDS EAST 486.52 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE UNITED DOMINION REALTY TRUST PROPERTY AS OF RECORD IN DEED BOOK 8817, PAGE 787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, FOLLOWING SAID NORTHERLY BOUNDARY SOUTH 71 DEGREES 34 MINUTES 30 SECONDS WEST 299.07 FEET TO A POINT, SAID

POINT BEING THE SOUTHEAST CORNER OF THE METROPOLITAN LIFE INSURANCE COMPANY PROPERTY AS OF RECORD IN DEED BOOK 7713, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE FOLLOWING THE EASTERLY BOUNDARY OF SAID METROPOLITAN LIFE PROPERTY NORTH 13 DEGREES 45 MINUTES 53 SECONDS WEST 528.55 FEET TO A POINT, THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73 DEGREES 06 MINUTES 26 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.90 FEET AND A CHORD BEARING AND LENGTH OF NORTH 46 DEGREES 29 MINUTES 03 SECONDS EAST 29.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ELM HILL PIKE; THENCE, FOLLOWING SAID ELM HILL PIKE NORTH 83 DEGREES 02 MINUTES 16 SECONDS EAST 274.49 FEET TO THE POINT OF BEGINNING. CONTAINING 153,904 SQUARE FEET OR 3.53 ACRES.

ALSO BEING DESCRIBED AS PROPERTY LOCATED IN THE 15TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE FINAL PLAT OF FIRST REVISION OF AIRLANE OFFICE COMPLEX AS OF RECORD IN PLAT BOOK 9700, PACE 897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELM HILL PIKE, A 80-FOOT WIDE RIGHT-OF-WAY) AT THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SCENIC VIEW BAPTIST CHURCH AS OF RECORD IN INSTRUMENT NO, 20010221-0016207, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ELM HILL PIKE, AND WITH THE WESTERLY PROPERTY LINE OF SAID SCENIC VIEW BAPTIST CHURCH PROPERTY, SOUTH 13 DEGREES 40 MINUTES 49 SECONDS EAST, 486,52 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE CEDARS AT ELM HILL LLC AS OF RECORD IN INSTRUMENT NO, 20110331-0024827, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY PROPERTY LINE OF SAID THE CEDARS AT ELM HILL, LLC PROPERTY, IN PART, SOUTH 71 DEGREES 39 MINUTES 24 SECONDS WEST, 298.63 FEET TO AN IRON ROD (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRLANE DRIVE, A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE,
3. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID AIRLANE DRIVE, NORTH 13 DEGREES 45 MINUTES 53 SECONDS WEST, 528.62 FEET TO AN IRON ROD (OLD) AT THE SOUTHERLY END OF THE SOUTHEASTERLY RETURN CURVE AT THE INTERSECTION OF SAID AIRLANE DRIVE AND ELM HILL PIKE; THENCE,
4. WITH SAID RETURN CURVE TOME RIGHT HAVING A RADIUS OF 25.00-FEET, A CENTRAL ANGLE OF 73 DEGREES 16 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 31.97 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELM HILL PIKE: SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 29 MINUTES 47 SECONDS EAST, 29,83 FEET: THENCE,

5. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELM HILL PIKE, NORTH 83 DEGREES 09 MINUTES 10 SECONDS EAST, 274.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 153,819 SQUARE FEET OR 3,531 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO ELM HILL MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM AIRLANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED AT INSTRUMENT NO. 20160701-0067777, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND QUITCLAIM DEED RECORDED AT INSTRUMENT NO. 20160701-0067778, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns. 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 matters shown on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and bind itself to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Witness my hand this 18th day of January, 2024.

ELM HILL MANAGEMENT, LLC

By: Jason Meyer
Printed: Jason Meyer
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Hannah A. Kolb, a Notary Public of said County and State, personally appeared ~~Presid~~ Jason Meyer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a ~~member~~ President of Elm Hill Management, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as its ~~member~~ President.

WITNESS my hand and seal at office in Brentwood, Tennessee, this 18th day of January, 2024.

Hannah A. Kolb
NOTARY PUBLIC

My Commission Expires: 9/2/2024

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

EXHIBIT "A"
Permitted Exceptions

1. Real Property taxes for 2024 which have been prorated, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 897, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 4423, Page 570, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

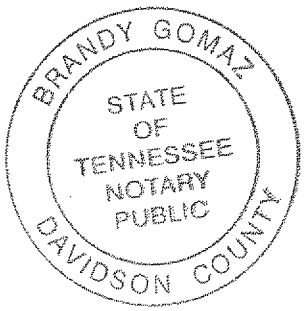
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 19, 2024 (date of document).

Affiant Signature

January 22, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25