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SPECIAL WARRANTY DEED

FROM: James R. McPherson and
Christy A. McPherson

TO: Mathews Grandview Property, LLC

This instrument was prepared by:
William Pugh, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number(s):
Mathews Grandview Property, LLC 615 Third Ave. South, 5th Floor Nashville, Tennessee 37210	Same	119-05-0-097.00

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration for this transfer is $2,875,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of January, 2024.

Notary Public

My Commission Expires: March 7, 2026

LESLEY E. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. McPherson and Christy A. McPherson, as tenants in common** (collectively, the "Seller") by these presents does transfer, sell and convey unto **Mathews Grandview Property, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2522 Grandview Avenue, Davidson County, Tennessee 37211.

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Karen Johnson Davidson County
Batch # 1094644 DEEDWARRSP
01/26/2024 09:48:35 AM 4 pgs
Fees: $23.00 Taxes: $10,637.50

20240126-0005357

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 20 day of January, 2024.

SELLER: James R. McPherson

James R. McPherson

Christy A. McPherson-Petty

Christy A. McPherson–Petty

STATE OF Wisconsin)

COUNTY OF Dane)

Before me, Tanner Adams, a Notary Public in and for the County and State aforesaid, personally appeared James R. McPherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Verona, Wisconsin, this 20 day of January, 2024.

Tanner Adams

Notary Public

My Commission Expires: 1-4-2028

TANNER ADAMS NOTARY PUBLIC STATE OF WISCONSIN

JEC Tennessee

STATE OF ~~TENNESSEE~~)

COUNTY OF Wilson)

Before me, Lesley Chapman, a Notary Public in and for the County and State aforesaid, personally appeared Christy A. McPherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. *Christy A. McPherson-Petty

JEC

Witness my hand and seal at office in Lebanon, Tennessee, this 23rd day of January, 2024.

Lesley E. Chapman

Notary Public

My Commission Expires: March 7, 2026

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

EXHIBIT A

PROPERTY DESCRIPTION

Land located in DAVIDSON County, Tennessee, and more particularly described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 488 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 488 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 489 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 489 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 490 fronts 50 feet on the easterly side of Grandview Drive, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JAMES R. MCPHERSON AND CHRISTY A. MCPHERSON, AS TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20230131-0007069 dated January 25, 2023, Register's Office for Davidson County, Tennessee. Christy A. McPherson is now known as Christy A. McPherson-Petty

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2024, taxes not yet due and payable, from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

2. Subject to any and all matters as shown on the plat of record at Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.