Karen Johnson Davidson County
Batch# 1104963 DEEDWARRSP
02/27/2024 11:43:30 AM 11 pgs
Fees: $58.00 Taxes: $69,375.00
20240227-0013224

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
William W. Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Rock Nashville Properties, LLC c/o Al. Neyer, LLC 302 W. 3rd Street, Suite 300 Cincinnati, Ohio 45202 Attn: Lesley S. Koth, SVP and General Counsel	Rock Nashville Properties, LLC c/o Al. Neyer, LLC 302 W. 3rd Street, Suite 300 Cincinnati, Ohio 45202 Attn: Lesley S. Koth, SVP and General Counsel	Part of Tax Parcel 05900006500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MARY LAURA BALTZ, CECILIA CLAIRE BALTZ HALPIN, DAVID GERALD BALTZ** and **WILLIAM J. BALTZ, JR,** as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day have bargained and sold, and do hereby transfer and convey, unto **ROCK NASHVILLE PROPERTIES, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being unimproved property commonly known as: 4808 Buena Vista Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*GRANTOR SIGNATURES COMMENCE ON FOLLOWING PAGE*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of February, 2024, but is effective as of the 21st day of February, 2024.

GRANTOR:

Margaret Elizabeth Halpin as Agent for Mary L. Baltz under Durable Power of Attorney dated December 22, 2020, of record in the register's office for Davidson County, Tennessee, Instrument No. 20201231-0155204

Margaret Elizabeth Halpin
MARY LAURA BALTZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of February, 2024, before me personally appeared, **MARGARET ELIZABETH HALPIN** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MARY LAURA BALTZ**, as her Agent under Durable Power of Attorney dated December 22, 2020, of record in the register's office for Davidson County, Tennessee, Instrument No. 20201231-0155204, and acknowledged that such person executed the same as the free act and deed of **MARY LAURA BALTZ**.

Witness my hand and official seal this 21st day of February, 2024.

My Commission Expires:
9-8-25

Samantha Birdsall
Notary Public

[*GRANTOR SIGNATURES CONTINUE ON FOLLOWING PAGE*]



GRANTOR:

Cecilia Claire Baltz Halpin

CECILIA CLAIRE BALTZ HALPIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of February, 2024, before me personally appeared **CECILIA CLAIRE BALTZ HALPIN**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 21st day of February, 2024.

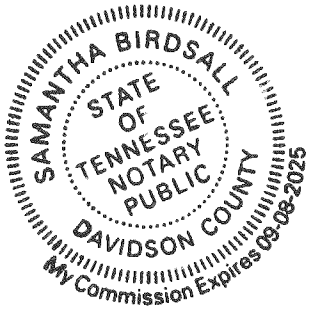
My Commission Expires:

9-8-25

Samantha Birdsall

Notary Public

[*GRANTOR SIGNATURES CONTINUE ON FOLLOWING PAGE*]



GRANTOR:

David G. Baltz

DAVID GERALD BALTZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of February, 2024, before me personally appeared **DAVID GERALD BALTZ**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 21st day of February, 2024.

My Commission Expires:

9-8-25

Samantha Birdsall

Notary Public

[*GRANTOR SIGNATURES CONTINUE ON FOLLOWING PAGE*]

SAMANTHA BIRDSALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

GRANTOR:

WILLIAM J. BALTZ, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of February, 2024, before me personally appeared **WILLIAM J. BALTZ, JR.**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 21st day of February, 2024.

My Commission Expires:

9-8-25

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $18,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 26 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: _____

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Exhibit "A"

Legal Description of Property

Situate in the 3rd Council District of Davidson County, Tennessee and being a portion of the property of record in Instrument No. 20001020-0104344, Register's Office of Davidson County, Tennessee (RODC,TN) and more particularly described as follows:

Beginning at a capped iron pin found (ELLIOT) in the southerly margin of Briley Parkway, aka SR -155 (varying width public right-or-way), the westerly margin of Whites Creek Pike, aka SR-65 & US Highway 431 (varying width public right-or-way) and being a common corner with Louis J. Baltz, of record in Book 5403 Page 898 (RODC,TN);thence with said margins of said Briley Parkway and said Whites Creek Pike, the following five (5) courses and distances: 1) N 83°46'49" E a distance of 232.00' to a 5\8" capped iron pin set (CESO); thence 2) with a curve turning to the right having an arc length of 131.42', a radius of 204.19', a chord bearing of S 77°46'52" E and a chord length of 129.16' to a 5\8" capped iron pin set (CESO); thence 3) S 59°20'31" E a distance of 85.00' to a 5\8" capped iron pin set (CESO); thence 4) with a curve turning to the left having an arc length of 118.94', a radius of 139.59', a chord bearing of N 83°38'41" E and a chord length of 115.37' to a 5\8" capped iron pin set (CESO); thence 5) with a reverse curve turning to the right having an arc length of 39.62', a radius of 25.00',a chord bearing of S 75°22'01" E and a chord length of 35.60' to a 5\8" capped iron pin set (CESO) in the westerly margin of said Whites Creek Pike; thence with said westerly margin of said Whites Creek Pike the following four (4) courses and distances: 1) S 29°58'08" E a distance of 170.04' to a 5\8" capped iron pin set (CESO); thence 2) S 20°44'25" E a distance of 148.46' to a 5\8" capped iron pin set (CESO); thence 3) S 26°04'49" E a distance of 251.37' to a 5\8" capped iron pin set (CESO); thence (4) S 33°16'32" E a distance of 328.40' to a point in the center of Ewing Creek; thence with the center of said Ewing Creek and the line of Earth Credits Inc., of record in Instrument No. 20130312-0024315 (RODC, TN) the following three (3) courses and distances: 1) S 51°07'27" W a distance of 109.13' to a point; thence 2) S 46°43'30" W a distance of 170.46' to a point; thence 3) S 43°32'05" W a distance of 109.77' to a point; thence leaving said center of Ewing Creek and Continuing with the line of said Earth Credits, Inc. the following seven (7) courses and distances: 1) S 86°27'55" W a distance of 252.78' to a point; thence 2) N 81°07'42" W a distance of 200.49' to a point; thence 3) N 89°44'35" W a distance of 174.18' to a point; thence 4) S 44°01'18" W a distance of 151.32' to a point; thence 5) S 65°36'58" W a distance of 36.90' to a point; thence 6) S 22°12'51" W a distance of 72.70' to a point; thence 7) S 12°46'29" W a distance of 118.09' to a point in the center of said Ewing Creek; thence continuing with the center of said Ewing Creek and said line of said Earth Credits, Inc. the following eight (8) courses and distances: 1)thence S 40°28'41" W a distance of 134.59' to a point; thence 2) S 58°23'16" W a distance of 100.60' to a point; thence 3) S 66°28'09" W a distance of 56.45' to a point; thence 4) N 76°53'21" W a distance of 146.98' to a point; thence 5) N 74°27'28" W a distance of 70.35' to a point; thence 6) N 71°36'35" W a distance of 100.13' to a point; thence 7) S 24°03'38" W a distance of 51.45' to a point; thence 8) S 28°19'02" W a distance of 99.35' to a point; thence leaving said Ewing Creek and with a proposed new line over and through said William J. Baltz, Jr. et al,) N 90°00'00" W a distance of 896.12' to a point in the center of Whites Creek and said point also being in the line of George & Margaret Geist, of record in Book 10020 Page 231 & Book 10020 Page 231 (RODC,TN), thence with said center of said Whites Creek and said line of said George & Margaret Geist, the following four (4) courses and distances: 1) N 35°22'30" E a distance of 32.14' to a point; thence 2) N 07°24'24" W a distance of 52.68' to a point; thence 3) N 00°35'37" W a distance of 500.03' to a point; thence 4) N 23°28'45" W a distance of 79.02' to a point; thence leaving said center of said Whites Creek and with the line of Stephen T. Baltz, of

record in Book 5740 Page 921 & Book 5740 Page 923 (RODC,TN) the following seven (7) courses and distances: 1)S 87°28'02" E a distance of 84.80' to a ½" iron pin found; thence 2) S 76°34'17" E a distance of 383.60' to a 5\8" capped iron pin set (CESO); thence 3) S 38°46'17" E a distance of 118.75' to a ¾" iron pin found; thence 4) S 85°24'59" E a distance of 133.91' to a capped iron pin found (ELLIOT); thence 5) N 05°38'29" E a distance of 666.06' to a capped iron pin found (ELLIOT); thence 6) N 64°26'29" E a distance of 319.42' to a capped iron pin found (ELLIOT); thence 7) N 54°29'14" E a distance of 329.31' to a capped iron pin found (ELLIOT) in the line of Louis J. Baltz, of record in Book 5403 page 898 (RODC,TN); thence with said line of said Louis J. Baltz, N 63°11'25" E a distance of 366.10' to the **Point of Beginning**, having an area of 54.730 acres (2,384,035 square feet), more or less.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MARY LAURA BALTZ; CECILIA CLAIRE BALTZ HALPIN; DAVID GERALD BALTZ; AND WILLIAM J. BALTZ, JR., AS TENANTS IN COMMON, BY DEED FROM BALTZ FAMILY FARM, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200010200104344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2024 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on plat(s) of record in Book 11190, page 53, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Grant of Pole and Anchor Easement, by and between William J. Baltz and Metropolitan Government, of record in Book 5539, Page 788, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between William J. Baltz and Louis J. Baltz and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 7097, Page 198, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Grant of Overhang Easement, by and between Baltz Family Farm, L.P. (William J. Baltz, Jr.-General Partner) and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government, of record in Book 9237, Page 628, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Easement, by and between Mary Laura Baltz; Cecilia Claire Baltz Halpin; David Gerald Baltz; and William J. Baltz, Jr.; and Monroe Acquisition Partners, LLC, an Illinois limited liability company, and Piedmont Natural Gas Company, Inc., a North Carolina corporation, of record in Instrument No. 201911140117628, in the Register's Office of Davidson County, Tennessee.

7. Easement for the flow of the waters of Whites Creek and Ewing Creek, and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the waters of Whites Creek and Ewing Creek, free from diminution or pollution.

9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Whites Creek and Ewing Creek.

10. Lack of access to a controlled highway (Briley Parkway).

11. All facts, rights, interests or claims that may exist or arise by matters disclosed by a survey dated September 12, 2023 and last revised February 16, 2024, 2024, as prepared by William J. Huffman, TN RLS No. 1754, Ceso, Inc., under Job No. 762180-1.

    a. Overhead electric line serving the adjacent property without the benefit of a specific easement.

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 02/26/2024

Bainbridge Dillion
Affiant Signature

Date: 02/26/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 02/26/2024

Notary's Seal

