SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110092 DEEDWARRSP
03/12/2024 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $4,236.50
20240312-0017054

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,145,000.00.

Subscribed and sworn to before me, this the _____ day of March, 2024.

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

THIS INSTRUMENT PREPARED BY
Spencer Fane Bone McAllester, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hessel Properties, GP P.O. Box 58868 Nashville, TN 37205 Attn: Brent Hessel	120-00-0-049.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VGF TENNESSEE, LLC**, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **HESSEL PROPERTIES, GP**, a Tennessee general partnership (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to-wit:

See Exhibit A

This is improved property known as 3325 McGavock Pike, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of his right, title

and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same by, through or under Grantor, but not 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, the Grantor has executed these presents as of the 8th day of March, 2024.

GRANTOR:

VGF TENNESSEE, LLC

By: _____
Larry ~~Glass~~, Member

COMMONWEALTH OF KENTUCKY)
COUNTY OF BARREN)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Glass, 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 of VGF Tennessee, LLC, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Member.

Witness my hand and seal, at office, this 8th day of March, 2024.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/19/2027

THOMAS RICHARD ALEXANDER II NOTARY PUBLIC STATE AT LARGE KENTUCKY ID # KYNP74265 COMM. EXPIRES 06/19/2027

NSH 2784904.1

Exhibit A
Property

A LOT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BENG MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 38, SEVEN OAKS, SECTION NO. 3 AS RECORDED IN PLAT BOOK 2083 PAGE 78,1N THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), POINT IS MORE PARTICULARLY DESCRIBED AS BENG A CONCRETE MONUMENT MARKING A CHANGE IN THE EAST RIGHT-OF-WAY MARGIN FOR THE C.S.X. RAILROAD (120 FOOT RIGHT-OF-WAY); THENCE ALONG SAID CHANGE IN RIGHT-OF-WAY, SOUTH 82 DEGREES 14 MINUTES 5 SECONDS EAST A DISTANCE OF 10.57 FEET TO A 3/4-INCH IRON PIN FOUND AND MARKING THE TRUE BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE ALONG SAID EAST MARGIN. AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 8,874.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 11 MINUTES 57 SECONDS EAST 563.56 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE NORTH 22 DEGREES I8 MINUTES 58 SECONDS EAST A DISTANCE OF 71.54 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED 4SITE), MARKING THE SOUTH WEST CORNER OF THE EARL S. WORSHAM PROPERTY (INSTRUMENT NUMBER 201612220315012 R.O.D.C.); THENCE ALONG THE SOUTH LINE OF THE WORSHAM PROPERTY, SOUTH 68 DEGREES 18 MINUTES 1 SECOND EAST A DISTANCE OF 541.34 FEET TO A 5/8-INCH IRON PIN FOUND LOCATED ON THE WEST RIGHT-OF-WAY MARGN OF MCGAVOCK PIKE (60 FOOT RIGHT-OF-WAY); THENCE ALONG SAID WEST MARGIN, AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 58 MINUTES 43 SECONDS WEST 377.43 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE SOUTH 52 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 48.90 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 911.45 FEET AND ACHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 21 MINUTES 13 SECONDS WEST 163.39 FEET TO A 3/4-INCH IRON PIN FOUND LOCATED ON THE NORTH PROPERTY LINE OF THE BARRY MOORE JONES PROPERTY (INSTRUMENT NUMBER 201410270098744, R.O.D.C.); THENCE ALONG THE NORTH LINE OF THE JONES PROPERTY, NORTH 82 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE OF 357.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VGF TENNESSEE, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM AIRWAYS PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NOS. 20180501-0041333 AND 20180501-0041334, DATED APRIL 30, 2018, SAID REGISTER'S OFFICE.

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-8-24 (date of document).

Date: 3-12-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 12th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026