Karen Johnson Davidson County
Batch# 1136336 DEEDWARRSP
05/17/2024 12:02:30 PM 8 pgs
Fees: $43.00 Taxes: $35,150.00
20240517-0036798

THIS INSTRUMENT PREPARED BY:

Matthew Cudrin, Esq
Bryan Cave Leighton Paisner LLP
1290 Avenue of the Americas
New York, New York 10104

RETURN RECORDED DOCUMENT TO:

J. D. Payne
Dodson, Parker, Behm & Capparella, P.C.
1310 Sixth Avenue North
Nashville, Tennessee 37208

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
1210 NASHVILLE STUDIOS, LLC 1012b West Grove Avenue, Nashville, Tennessee 37203	[New Owner]	12001015400

SPECIAL WARRANTY DEED
(Tennessee)

THIS INDENTURE made this 16 day of May, 2024, between **DW CL IV LLC**, a Delaware limited liability company, Grantor, and **1210 NASHVILLE STUDIOS, LLC**, a Tennessee limited liability company, Grantee, whose mailing address is 1012b West Grove Avenue, Nashville, Tennessee 37203.

WITNESSETH:

THAT SAID GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property (the "Property") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as
1210 Murfreesboro Pike, Nashville, TN 37217

(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This Deed and the warranty of title contained herein are made expressly subject to the list of permitted exceptions set forth on Exhibit B attached hereto and made apart hereof.

The Grantor covenants that it will warrant and defend the title to said premises unto the Grantee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

[*Signatures on following page*]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

DW CL IV LLC,
a Delaware limited liability company

By: Brianne Austin
Name: Brianne Austin
Title: Authorized Signatory

STATE OF _____)
)ss.:
COUNTY OF _____)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself to be the _____ of DW CL IV LLC, a Delaware limited liability company, and that as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at _____ on this the ___ day of _____, 2024.

See attached

_____
Notary Public

Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On May 14, 2024 before me, ELIZABETH V. CAMPBELL - NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Brianne Austin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELIZABETH V. CAMPBELL
Notary Public - California
San Diego County
Commission # 2338803
My Comm. Expires Dec 5, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $9,500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2024.

NOTARY PUBLIC

My Commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

EXHIBIT A

LEGAL DESCRIPTION

(1210 Murfreesboro Road, Nashville, Tennessee)

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stardust Commercial Park, Section 2, as shown on plat of record in Plat Book 9700, Page 394, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to DW CL IV LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20151215-0126198, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 394, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3827, Page 776, Register's Office for Davidson County, Tennessee.
4. Deed of Declaration establishing Joint Access and Common Driveway Easement of record in Book 5260, Page 929, Register's Office for Davidson County, Tennessee.
5. Common Driveway Easement Deed of record in Book 5260, Page 943, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Hayes, 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 5/16/2024.

Date

Affiant Signature

5/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)