| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF MONTGOMERY<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,960,000.00<br><br>Affiant<br><br>Notary<br>My Commission Expires: 09/02/24<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS May 21st, 2024 |
|---|---|

Karen Johnson Davidson County
Batch# 1141031 DEEDWARR
05/30/2024 02:40:30 PM 6 pgs
Fees: $33.00 Taxes: $18,352.00
20240530-0040270

# WARRANTY DEED

*This Instrument Prepared By and Return To:*

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| 4TP Nashville Crossing, LLC<br>3400 Peachtree Road<br>Suite 715<br>Atlanta, GA 30326 | 4TP Lender LLC, a Delaware Limited Liability Company<br>267 South Dean Street<br>Englewood, NJ | 07101019100 |

THIS WARRANTY DEED OF REALTY, executed as of May 21, 2024, by **North Lights, LLC, a Tennessee Limited Liability Company**, (the "Grantor"), for consideration paid, grant to **4TP Nashville Crossing, LLC, a Texas Limited Liability Company**, (the "Grantee")

**WITNESSETH:**

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 0 Old Matthews Road, Nashville, Tennessee 37201, and bounded and described as follows:

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee Being all of Lot 3, on the North Lights SP Final Plat appearing of record at Instrument No. 20200122-0007827, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to North Lights, LLC, a Tennessee limited liability company, by Quit Claim Deed from Mary Margaret Wester, Trustee of the Mary Margaret Wester Trust, owner of 32.2% undivided interest; Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, owner of a 5.4% undivided interest; Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust, owner of a 3.4% undivided interest, of record in Instrument No. 20210506-0061282, in the Register's Office of Davidson County, Tennessee, dated May 5, 2021, and recorded on May 6, 2021.

Being part of the same property conveyed to Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4 a 5.4% undivided interest, and to Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust a 3.4% undivided interest, by Warranty Deed from North Lights, LLC, a Tennessee limited liability company, of record in Instrument No. 20190920-0095937, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019, and recorded on September 20, 2019.

Being part of the same property conveyed to North Lights, LLC as a 67.8 % Tenant in Common and Mary Margaret Wester, Trustee of the Mary Margaret Wester Trust as to a 32.2% Tenant in Common, by Special Warranty Deed from North Lights, LLC, a Tennessee limited liability company, of record in Instrument No. 20190206-0011429 (as corrected in Instrument No. 20200113-0004493), in the Register's Office of Davidson County, Tennessee, dated February 5, 2019, and recorded on February 6, 2019.

Being part of the same property conveyed to North Lights, LLC, a Tennessee limited liability company, by Quit Claim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20170822-0086030, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017, and recorded on August 22, 2017.

Being part of the same property conveyed to Aerial Investment Properties, LLC, by Warranty Deed from Darryl T. Woods and joined by wife, Janet N. Woods, of record in Instrument No. 20160523-0051424, in the Register's Office of Davidson County, Tennessee, dated May 13, 2016, and recorded on May 23, 2016.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jeffrey W. George and wife, Joann George, of record in Instrument No. 20130621-0063711, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013, and recorded on June 21, 2013.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that such conveyance is subject only to the 2024 taxes which are prorated and Grantee assumes and the matters set forth on Exhibit "B" attached hereto, and will give possession of said property with deed.

*[SIGNATURE PAGE TO FOLLOW]*

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**GRANTOR**

North Lights, LLC,
a Tennessee Limited Liability Company

By: _____
Britnie F. Turner, Sole Member

STATE OF TN :
COUNTY OF Davidson :

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared Britnie F. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member, of North Lights, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that as such Britnie F. Turner, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal on this May 21, 2024.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 09/02/24

**EXHIBIT B**

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH LIGHTS SP FINAL PLAT, as recorded in Instrument No. 20200122-0007827.

4. Easement to Nashville Railway and Light Co. of record in Book 701, Page 768.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, Page 244.

6. Cross Access Easement Agreement of record in Instrument No. 20200610-0059575.

7. Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20210803-0104079.

8. Rights of upper and lower riparian owners, and rights of the public in and to the use of the uninterrupted flow of the waters of the stream crossing the property, free from diminution or pollution.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the unrecorded plat of LOT 3, NORTH LIGHTS SP FINAL PLAT.

10. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

11. An assignment of rents and leases, executed by 4TP Nashville Crossing, LLC, a Texas Limited Liability Company to 4TP Lender, LLC, a Delaware Limited Liability Company, recorded on May 30, 2024, in Instrument Number 202405300040272 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Stephanie Smothermon, 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 May 21, 2024.

Date

Affiant Signature

May 30, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of May, 20 24.

Notary's Signature

My Commission Expires: 4/18/26
Date

Notary's Seal (if on paper)

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY