This Instrument Prepared By: Nelson Mullins Riley & Scarborough LLP 1222 Demonbreun Street, Suite 1700 Nashville, Tennessee 37203 Attn: Gary M. Brown	Karen Johnson Davidson County Batch# 1146743 DEEDWARRSP 06/13/2024 10:15:30 AM 6 pgs Fees: $33.00 Taxes: $12,950.00 20240613-0044307

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No:
Oldham Propco LLC, a Tennessee limited liability company 2505 21st Avenue South, Suite 101 Nashville, TN 37212 Attn: Beau Fowler	Same	082 11015000

STATE OF New Jersey
COUNTY OF Hudson)

The actual consideration for this transfer is $ 3,500,000.00

Affiant

MILLIANI RODRIGUEZ
Notary Public - State of New Jersey
My Commission Expires Jan 29, 2025

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

Notary Public

My Commission Expires: 1/29/25

Executed June 10th, 2024, Effective as of June 12th, 2024.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BFC PROPERTIES, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold and does hereby transfer and convey unto **OLDHAM PROPCO LLC**, a Tennessee limited liability company ("***Grantee***"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 304 Oldham Street, Nashville, Davidson County, Tennessee 37213, together with the improvements and other rights described in the first paragraph (collectively, the "***Property***").

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "***Permitted Exceptions***").

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed and delivered on this 10th day of June, 2024.

GRANTOR:

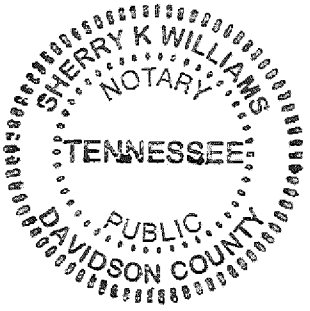
BFC PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Gary ~~M.~~ Brown
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Gary M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a 50% member of **BFC PROPERTIES, LLC**, a Tennessee limited liability company, the within named bargainor, and that he is authorized to execute this instrument on behalf of the such limited liability company.

WITNESS my hand and office, this 10 day of June, 2024.



Notary Public

My Commission Expires: 03/08/2028

EXHIBIT A

Legal Description

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Located in the 21st Civil District in Davidson County, Tennessee

Being Lot Number 2 on the Resubdivision of Scobey Industrial Park from a survey prepared by S&A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee, dated April 15, 2002, as revised July 8, 2002, recorded August 7, 2002, in Book 20020807, page 0095113, to which plan reference is made for a more complete description.

Being the same property conveyed to BFC Properties, LLC, by deed from Mary G. Smith and husband Allen E. Smith, by deed dated August 29, 2005, and recorded of record as Instrument No. 20050902-0105342 on September 2, 2005, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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

2. All matters shown on Plan of Record in Book 20020807-0095113, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Easement in instrument of record in Book 8187, Page 25, in the Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, MISTY A. LANDOLT, 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 JUNE 12TH, 2024 (date of document).

Misty A. Landolt

Affiant Signature

JUNE 12TH, 2024

Date

State of NEW JERSEY

County of HUDSON

Sworn to and subscribed before me this 12TH day of JUNE, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

SHANIKA HUDSON
Commission # 50204085
Notary Public, State of New Jersey
My Commission Expires
October 26, 2027

NOTARY'S SEAL