This instrument prepared by:

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Karen Johnson Davidson County
Batch# 1164222 DEEDWARRSP
07/30/2024 10:54:30 AM 6 pgs
Fees: $33.00 Taxes: $16,095.00
20240730-0057520

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
FSS HOLDINGS, LLC 305 Williams Avenue Madison, Tennessee 37115	SAME AS NEW OWNER	108 01 0 083.00

FOR AND IN CONSIDERATION of the sum of Four Million Three Hundred Fifty Thousand and No/100 ($4,350,000.00), 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, **Leo Charles Hillmann and Irene Marie May-Hillmann, Co-Trustees of The Hillmann Family Trust dated July 11, 1996** (hereinafter collectively referred to as "Grantor"), herein this day have bargained and sold, and do hereby transfer and convey, unto **FSS Holdings LLC**, a Tennessee 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 improved 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 improved property commonly known as: 810 Royal Parkway, Nashville, TN 37214.

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.

[*Signatures Commence on Following Page*]

29th

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ^ day of July, 2024.

GRANTOR:

Leo Charles Hillmann, Co-Trustee of The Hillman Family Trust dated July 11, 1996

Irene Marie May-Hillmann, Co-Trustee of The Hillman Family Trust dated July 11, 1996

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leo Charles Hillmann and Irene Marie May-Hillmann, co-trustees of THE HILLMANN FAMILY TRUST DATED JULY 11, 1996, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they as co-trustees executed the foregoing instrument for the purposes therein expressed and contained, as co-trustees of The Hillman Family Trust dated July 11, 1996.

Witness my hand and official seal this 26 day of July, 2024.

My Commission Expires:

05·03·2027

Notary Public

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

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 $4,350,000.00, 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 29th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: May 5, 2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

Tract I:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin at Southeast corner of Lot 2 of Metro Airport Center Section 5, Phase 2, and Section 5, Phase 3, Second Revision, as depicted on plan of record in Book 9700, Page 655, Register's Office for Davidson County, Tennessee, said point also being a corner to Lot 1, thence N 27 deg. 37' 28" East 6309' to a point; thence N 82 deg. 28' 13" West 165.00' to a point; thence S 15 deg. 57' 32" East 54.52' to a point; thence S 15 deg. 27' 43" East 10.86 to a point; thence S 82 deg. 28' 13" East 117.08 to the point of beginning; and containing 8,712 square feet, more or less, said property was added to Lot 2 by said plat.

Tract II:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot 2 on the Final Plat, First Revision, Metro Airport Center, Section 5, Phase 2, and Section 5, Phase 3, of record in Plat Book 9700, Page 655, Register's Office for Davidson County, Tennessee.

BOTH TRACTS BEING the same property conveyed to Leo Charles Hillman and Irena Marie May-Hillman, Co-Trustees of the Hillman Family Trust dated July 11, 1996, by deed from Young Street Partners II, LLC, a Tennessee limited liability company, of record as Instrument No. 20181214-0122003, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 9700, page 346 and Plat Book 9700, page 655, said Register's Office.

3. Easement for channel change of record in Book 3282, page 351, said Register's Office.

4. Permanent Drainage Easement of record in Book 3941, page 867 and Book 3950, page 23, said Register's Office.

5. Restrictions of record in Book 4339, page 881 and Book 6973, page 359, said Register's Office.

6. Declaration of Covenants, Conditions, Restrictions and Easements of record in Book 6477, page 870, said Register's Office.

7. Rights and interest of the following parties, as tenants only, under one or more unrecorded leases:

a. ADP, Inc.;
b. BuildingPoint Mid-America, LLC;
c. Alliance Technical Group, LLC; and
d. Federal Deposit Insurance Corporation.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 July 29, 2024.
Date

Affiant Signature

July 29, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date



Notary Seal (if on paper)