THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch # 1164963 DEEDWARRSP
08/01/2024 02:34:11 PM 5 pgs
Fees: $28.00 Taxes: $32,818.09
20240801-0058525

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $8,869,753.00.

James A Crossman
AFFIANT

Subscribed and sworn to before me this 31st day of July 2024.

David A Childress
Notary Public
My Commission Expires: 3/9/2027

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jim Crossman Realty, LLC 104 Woodmont Blvd. Suite 203 Nashville, TN 37205	Jim Crossman Realty, LLC 104 Woodmont Blvd. Suite 203 Nashville, TN 37205	Tract 1: 034-0-00-055.00 Tract 2: 134-0-00-217.00 Tract 3: 102-08-0-057.00 Tract 4: 104-12-0-059.00 Tract 5: 104-11-0D Parcels: 001.00CO, 002.00CO, 004.00CO, 007.00CO, 009.00CO, 011.00CO, 012.00CO, 015.00CO, 016.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DAVID E. RAWLINGS, as trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST

(hereinafter referred to as "Grantor"), herein this day has bargained and sold, and by these presents does hereby transfer and convey, unto

JIM CROSSMAN REALTY, LLC,

a Tennessee Limited Liability Company (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a one-half (1/2) undivided interest in certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (collectively, the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming under Grantor, but no further or otherwise.

This deed and the interest hereby conveyed are subject to the same limitations, restrictions and encumbrances as may affect the Property. Grantor, by execution of this deed, and Grantee, by acceptance of this deed, hereby acknowledge that no title insurance is being provided and that this deed does not include any advice from preparer regarding title insurance, surveys, inspections, encumbrances, easements, usage permitting or tax qualifications.

This deed and the legal descriptions used are prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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 this instrument this 31ST day of July 2024.

TRUSTEE

DAVID E. ~~RAWLINGS~~, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, DAVID E. RAWLINGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Rawlings Family Charitable Remainder Trust, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

WITNESS my hand, at office, this 31st day of July 2024.

Notary Public

My Commission Expires: 3/9/2027

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(to Special Warranty Deed)

Legal Descriptions

Tract 1:

BEING land in Davidson County, Tennessee, being Lot No. 1 on the plat of Fant Industrial Park, as shown on plat of record as Instrument No. 20000626-0063262, 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 interest (Tract 1) conveyed by Quitclaim Deed from DAVID E. RAWLINGS, married, to DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, dated May 31, 2024, of record in Instrument No. 20240531-0040501, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 10 Fant Industrial Drive, Madison, Tennessee 37115.

Tract 2:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located in the North Easterly corner of the intersection of Harding Place and Antioch Pike, and being more particularly described as follows:

BEGINNING at an Iron Pin in the Easterly Right of Way of Antioch Pike, said Iron Pin being N32 degrees 44' 32" West, 100.00 feet of the center line of Harding Place;

THENCE, with the Easterly Right of Way of Antioch Pike N32 degrees 44' 32" W, 133.10 feet to an Iron Pin;

THENCE, leaving said Easterly Right of Way of Antioch Pike N57 degrees 15' 28" E, 235.00 feet to an Iron Pin;

THENCE, S29 degrees 44' 41" E, 202.34 feet, to an Iron Pin in the Northerly Right of Way of Harding Place;

THENCE, with the Northerly Right of Way of Harding Place with a curve to right, having a central angle of 01 degrees 50' 13" a radius of 1,859.86 feet, a tangent of 29.85 feet and a chord of 59.68 feet to an Iron Pin;

THENCE, with said Northerly Right of Way at Harding Place S62 degrees 23' 00" W, 105.09 feet to an Iron Pin;

THENCE N 0 degrees 14' 24" W, 81.70 feet to the Point of Beginning. Containing 0.98 acres more or less.

Being the same property interest (Tract 2) conveyed by Quitclaim Deed from DAVID E. RAWLINGS, married, to DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, dated May 31, 2024, of record in Instrument No. 20240531-0040501, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 5000 Harding Place, Nashville, Tennessee 37211.

Tract 3:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, being Lot Numbers 2 and 3 on the Plan of the Re-Subdivision of the Reserved Parcel of the R. Wayne Oldham Property, a plat of which is of record in Book 5190, page 67, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated January 27, 1978 (file number 1040) as follows:

Beginning at a concrete monument in the easterly right-of-way of Hillwood Boulevard (an 80-foot right-of-way) and proceeding as follows: With said right-of-way North 33 degrees 02 minutes West a distance of 139.21 feet to a concrete monument;

thence, continuing with the said right-of-way and a curve to the left having a radius of 940.0 feet, a distance of 11.04 feet to an iron pin in concrete;

thence leaving said right-of-way and with the southerly line of the R. Wayne Oldham Subdivision of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, North 41 degrees 25 minutes East, a distance of 226.73 feet to an iron pin in concrete in the westerly right-of-way of a 20-foot unimproved alley;

thence, with the said right-of-way South 33 degrees 07 minutes East, a distance of 199.83 feet to an iron pin in the common rear corners of Lot Numbers 1 and 2;

thence, with the line between the said two lots, South 54 degrees 02 minutes West a distance of 218.98 feet to the point of beginning.

Being the same property interest (Tract 3) conveyed by Quitclaim Deed from DAVID E. RAWLINGS, married, to DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, dated May 31, 2024, of record in Instrument No. 20240531-0040501, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved commercial property known as 850 Hillwood Blvd., Nashville, Tennessee 37209.

Tract 4:

BEING land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edward M. Hutton, as shown on plat of record in Plat Book 4595, Page 88, 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 interest (Tract 4) conveyed by Quitclaim Deed from DAVID E. RAWLINGS, married, to DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, dated May 31, 2024, of record in Instrument No. 20240531-0040501, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved residential property known as 2112 Fairfax Avenue, Nashville, Tennessee 37212.

Tract 5:

BEING Unit Nos. 1, 2, 4, 7, 9, 11, 12, 15 and 16 on the Plan of The Columns, according to the Master Deed of record in Book 6182, Page 943, and re-recorded in Book 6922, Page 364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Units, together with the undivided percentage interest in the common elements appurtenant to each Unit.

Being the same property interest conveyed by Quitclaim Deed from DAVID E. RAWLINGS, married, to DAVID E. RAWLINGS, as Trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, dated May 31, 2024, of record in Instrument No. 20240531-0040500, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

Being improved residential properties known as Units 1, 2, 4, 7, 9, 11, 12, 15 and 16, 2121 Fairfax Avenue, Nashville, Tennessee 37212.