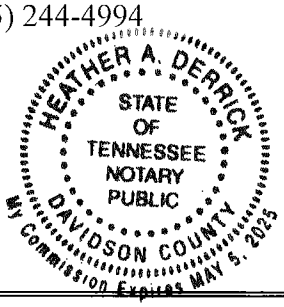
Karen Johnson Davidson County
Batch# 1171497 DEEDWARRSP
08/16/2024 02:54:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20240816-0063191

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Melanie Dunn Affiant Subscribed and sworn to before me, this 12th day of August, 2024. Heather A Derrick Notary Public My commission expires: 5.5.2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Expressway Park Partners, LLC 2907 Tyne Blvd Nashville, Tennessee 37215	Same	094-13-0-116.00 094-13-0-117.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **EXPRESSWAY II, LLC**, a Tennessee limited liability

company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **EXPRESSWAY PARK PARTNERS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 12th day of August, 2024 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said Property, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple, has full power and legal authority and right to convey it, and the same is unencumbered, except for the Permitted Encumbrances; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said Property to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

EXPRESSWAY II, LLC,
a Tennessee limited liability company

By: Melanie M. Dunn, Manager
Melanie M. Dunn, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELANIE M. DUNN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who upon oath further acknowledged that she is the **MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of August, 2024.

Heather A. Derrick
Notary Public

My Commission Expires: 5.5.2025

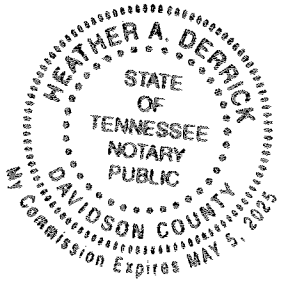


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County Tennessee described as follows:

TRACT NO. 1

Being Lot 13A on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Expressway Drive at the corner of Lot Nos. 13A and 13B; thence with the line between said two lots, north 14 degrees 26' east 415.24 feet to the southerly right of way of Interstate Highway 40; thence with the same, north 66 degrees 27' west 16.01 feet and continuing with the same, south 72 degrees 25' west 145.38 feet, thence south 4 degrees 16' east 373.64 feet to the northerly margin of Expressway Drive; thence with the same, around a slight curve having a radius of 60 feet, easterly 19.58 feet to the beginning.

TRACT NO. II

Being Lot 13B on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot 13B fronts 57.86 feet on the northerly side of Expressway Drive Turn-around, and extends back 425.24 feet on the westerly line and 448.07 feet on the easterly line, to the southerly margin of Interstate I- 40, on which it measures 202.50 feet.

The property is commonly known as 550 & 554 Expressway Park Drive, Nashville, TN 37210.

BEING the same property conveyed to Expressway II, LLC, a Tennessee limited liability company, by virtue of Quitclaim Deed from Melanie M. Dunn and Valerie R. Gregory, as tenants in common, dated February 6, 2024, and recorded February 16, 2024, and of record as Instrument No. 20240216-0010853, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Sewer easement conveyed by deed from John D. Hostettler and wife, Sophie Hostettler, to the City of Nashville, dated August 24, 1929, of record in Book 737, Page 111, in the Register's Office for Davidson County, Tennessee (applies to Tracts I and II).

3. Lack of direct access to Interstate Highway 40, such right of access having been conveyed by deed from Super Service Motor Freight Company, Inc. to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, dated February 22, 1960, of record in Book 3030, Page 473, in the Register's Office for Davidson County, Tennessee (applies to Tracts I and II).

4. Easement for the flow of Brown's Creek (applies to Tract II).

5. Terms, provisions, restrictions, easements, and conditions found in the Plan of record in Book 4060, Page 36, as amended in Book 6240, Page 92, in the Register's Office for Davidson County, Tennessee, including, but not limited to:

a. 10-foot easement for public utility purposes along the northeasterly rear line of said Tract II and
b. 5x25 foot utility anchor easement located in the center front portion of Tract II.

6. Matters shown on the ALTA/NSPS Land Title Survey prepared by Timothy Leigh Fish, PLS, TN RLS No. 3234, with Millman Surveying, Inc., 4111 Bradley Circle NW, Canton, Ohio 44718, MSI project number 58957.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 August 12, 2024 (date of document).

Affiant Signature

August 16, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 16th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

