Karen Johnson Davidson County
Batch# 1182216 DEEDWARRSP
09/16/2024 02:45:30 PM 6 pgs
Fees: $33.00 Taxes: $51,800.00
20240916-0071404

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Continuum Legal Group LLP
5605 Glenridge Drive, Suite 600
Atlanta, Georgia 30342
Attn: Gary D. Knopf

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
c/o Stoltz Real Estate Partners 725 Conshohocken State Road Bala Cynwyd, PA 19004	New Owner	04400003500

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dogwood Propco TN II, L.P.**, a Delaware limited partnership (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **NAS 931 Robinson LP**, a Delaware limited partnership (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Real Estate").

This being improved property known as 931 Robinson Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit B** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of September, 2024.

DOGWOOD PROPCO TN II, L.P.,
a Delaware limited partnership

By: _____
Name: Yaman Shukairy
Its: Vice President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yaman Shukairy, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Dogwood Propco TN II, L.P., a Delaware limited partnership, the within-named bargainor, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself/himself as Vice President.

WITNESS my hand, at office, this 27th day of August, 2024.

MARTHA PEREZ
Notary Public, State of Texas
Comm. Expires 08-24-2027
Notary ID 134523675

_____
Notary Public
My Commission Expires: 08-24-27

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $14,000,000.00.

_____
Affiant

Subscribed and sworn to before me this
_____ day of _____.

_____
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of ___, 2024.

DOGWOOD PROPCO TN II, L.P.,
a Delaware limited partnership

By: _____
Name: _____
Its: _____

STATE OF _____
COUNTY OF _____

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of Dogwood Propco TN II, L.P., a Delaware limited partnership, the within-named bargainor, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself/himself as _____.

WITNESS my hand, at office, this _____ day of _____, 2024.

_____
Notary Public
My Commission Expires:_____

STATE OF Pennsylvania
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $14,000,000.00.

_____
Affiant

Subscribed and sworn to before me this
5th day of September 2024

Alyssa Rosenbaum
Notary Public
My Commission Expires: January 21, 2026

Commonwealth of Pennsylvania - Notary Seal
ALYSSA R ROSENBAUM - Notary Public
Montgomery County
My Commission Expires January 21, 2026
Commission Number 1411942

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LAND SITUATED IN THE 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAT OF DUNLAP & KYLE'S SUBDIVISION OF PARCEL 35, OF RECORD AT INSTRUMENT NO. 200307300107654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOGWOOD PROPCO TN II, LP FROM CAM REALTY, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2019 AS INSTRUMENT NO. 20191219-0131155 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBERANCES

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

2. 50' Tennessee Natural Gas Transmission Line easement, and 20' sewer easement as shown on plat(s) of record in Book 6200, Page 73; and Instrument No. 200307300107654, in the Register's Office of Davidson County, Tennessee, as approximately shown on the Survey.

3. Variable width sewer and drainage easement and 15' storm drainage easement as more particularly set forth in Deed of record in Book 6274, Page 436, in the Register's Office of Davidson County, Tennessee, as affected by Septic/Sewer Agreement and Easement, by and between Stratos Boats, Inc., a Delaware corporation and Opryland USA Inc., a Delaware corporation and Hanes Companies Inc., a North Carolina corporation, of record in Book 8439, Page 213, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement Agreement, by and between Opryland USA, Inc., a Delaware corporation and Charles W. Hawkins, III and Stratos Boats, Inc., a Delaware corporation, of record in Book 8421, Page 436, in the Register's Office of Davidson County, Tennessee, as approximately shown on the Survey.

5. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by GRS Group, an NV5 Company on February 2, 2024, last revised September 10, 2024, designated 24-021 (the "Survey"):
    a. Storage Units extend onto Property.
    b. Building extends into sewer and drainage easement.
    c. Parking extends into private right of way.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Jed Levine, 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 September 13, 2024.

Affiant Signature

Date: September 13, 2024

State of New York

County of New York

Sworn to and subscribed before me this 13th day of September, 2024

Notary's Signature

MARGO ZHAO
Notary Public - State of New York
No. 01ZH0008668
Qualified in Queens County
My Commission Expires 05/25/2027

MY COMMISSION EXPIRES: May 25, 2027

Notary's Seal (if on paper)