Special Warranty Deed

Karen Johnson Davidson County Batch# 1198467 DEEDWARRSP 10/30/2024 08:19:30 AM 7 pgs Fees: $38.00 Taxes: $32,375.00 20241030-0083244	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $8,750,000.00. Affiant Subscribed and sworn to before me, this the 25th day of October, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC (DGL)
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owners:	Send Tax Bills To:	Map/Parcel Numbers
429 Chestnut Street Nashville, TN 37203	New Owners	078-00-0-[illegible].00 078-00-0-[illegible].00 078-00-0-100.00

SAVANNAH KATELYN SUITERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by Grantees (as defined below) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, BBDB, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CS FARM LLC, a Delaware limited liability company, an Eighty-Nine Percent (89%) undivided interest, and unto 621 W. BELDEN LLC, a Delaware limited liability company, an Eleven Percent (11%) undivided interest, as tenants in common, together with their respective successors and assigns (collectively, "Grantees"), certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees and their respective successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, it successors and assigns, to warrant and forever defend the title to said real estate to said Grantees and their respective successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this effective as of the 25th day of October, 2024.

BBDB, LLC,
a Tennessee limited liability company

By: _____
Name: Darek Bell
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAREK BELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Sole Member of BBDB, LLC, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal, at office, this 21st day of October, 2024.



_____
NOTARY PUBLIC

My Commission Expires: 11/8/27

Exhibit A

Legal Description

TRACT 1:

Being in what is known as Whites or Bell's Bend on the Cumberland River, and on the Whites Bend County Road, and more particularly described as follows:

BEGINNING in the middle of said County Road in the Hunt's or Gafford's south line, being the northwest corner of the 53.95 acres of land conveyed to J. G. Cantrell by deed of record in Book 311, Page 225, Register's Office for said County; running thence with said Gafford's south line north 88 deg. west 213.5 poles, more or less, to low water mark on the Cumberland River; thence up said River about south 8 deg. east 108 poles, more or less, to the northwest corner of the Susan M. Seat 600 acre tract; thence with the north line of said tract south 88 deg. east 148 poles, more or less, to the northwest corner of a two-acre tract conveyed by Anderson to McWhorter and Seat, by deed recorded in Book 30, Page 120, Register's Office for said County; thence south 2 deg. west 12.7 poles to the southwest corner of said two-acre tract; thence with the south line of said tract south 88 deg. east 16.8 poles, more or less, to the middle of said Whites Bend County Road; thence with the middle of said Road as follows: North 3 deg. west 20 poles, north 39 deg. east 4 poles, north 30 deg. east 12 poles, north 11-1/2 deg. east 16 poles, north 29-1/2 deg. east 14 poles, north 13 deg. east 28 poles, and thence north 21-1/2 deg. east 28.4 poles to the place of beginning.

Included but excluded therefrom tract of 1.67 acres, more or less, conveyed to William Keel, Jr. and wife by deed of record in Book 2693, Page 571, said Register's Office.

TRACT 2:

Described according to a survey made by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee, August 26, 1949, as follows:

BEGINNING in the center line of Old Hickory Boulevard at the southeast corner of a ten acre tract of land being sold to Sam B. Bess by deed from Wm. W. Lane and wife, thence with the center line of said Boulevard, south 90 deg. west 29.9 poles; thence south 4-1/2 deg. west 8 poles; thence south 1/2 deg. east 8 poles, thence south 5 deg. east 8 poles; thence south 9 deg. east 16 poles; thence south 4-1/2 deg. east 8 poles; thence south 3-1/2 deg. west 8 poles; thence south 12 deg. west 8 poles; thence south 19-1/2 deg. west 8 poles; thence south 25-1/2 deg. west 8 poles to the center line of Old Hickory Boulevard; thence leaving said road, north 87 deg. west 219 poles, more or less, to low water mark of Cumberland River; thence with low water mark of said River, north 2-1/2 deg. east 127.3 poles; thence south 87 deg. east 136.6 poles to the northwest corner of the ten acre tract sold to Sam B. Bess; thence with his west line, south 3 deg. west 18.2 poles to Bess' southwest corner; thence with his south line, south 87 deg. east 86.4 poles to the center line of Old Hickory Boulevard, the point of beginning.

INCLUDED in the above-described property, but specifically excluded therefrom are the following tracts:

PARCEL 1:

Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, and being described according to a survey by J. R. Sanford, dated July 27, 1965.

BEGINNING at a point in the center of Old Hickory Boulevard, said point being 165 feet northerly from the southeast corner of a 166.2 acre tract conveyed to O'Connor Homes of Nashville, Inc., by deed of record in Book 343, Page 456, Register's Office for said County; thence south 89 deg. 30' west 315 feet to an iron pin; thence north 3 deg. 28' east 410 feet to an iron pin; thence north 89 deg. 30' east 355.4 feet to the center of Old Hickory Boulevard, thence with the center of said Boulevard, southerly 418.2 feet to the point of beginning and containing 3.24 acres, more or less. Being the same property conveyed to Jimmy J. Jones and wife, Hazel J. Jones by deed of record in Book 4094, Page 76, said Register's Office.

PARCEL 2:

A certain lot or parcel of land situated in the 13th Civil District of Davidson County, Tennessee, and is bounded and described by metes and bounds as follows:

BEGINNING at a spike in the center line of Clees Ferry Road, said point being 77_.5 feet from the northeast comer of the property conveyed to William Keel, Jr. and wife by deed from Grover H. Standlee, Jr. and wife of record in Book 2693, Page 571, of the Register's Office of Davison County; thence leaving said road, south 72 deg. 37' 20" west 96.58 feet to an iron pin; north 55 deg. 51' 20" west 95.01 feet to an iron pin; north 17 deg. 28' 30" west 490.40 feet to an iron pin; north 72 deg. 41' east 2 I 9.1 feet to an iron pin; south 56 deg. 47' east 72.33 feet to an iron pin; south 53 deg. 54' east 268.78 feet to a spike in the center line of Clees Ferry Road, said point being 84 feet southwesterly of the center of a bridge on said road; thence with the center line of said road, south 15 deg. 58' 20" west 188.92 feet to a spike; south 33 deg. 26' west 211.68 feet to the point of beginning, containing 4.07 acres, more or less. Being the same property conveyed to Victor L. Woehler and wife, Hallie D. Woehler by deed of record in Book 5340, Page 229, said Register's Office.

PARCEL 3:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to Willard T. Shockley, Jr. and wife by deed from Lampley McDonald, a widow recorded in Book 2883, Page 345, in the Register's Office

for said County, (2) north 87 deg. 00' west 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract and, (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr. and wife by deed from Etta Estelle Bess recorded in Book 3703, Page 610, in said Register's Office; thence with the westerly line of said 10 acre tract south 3 deg. 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87 deg. 00' west 217 .58 feet to an iron pin and north 3 deg. 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract south 87 deg. 00' east 217.58 feet to the point of beginning, containing 1.5 acres, more or less. Being the same property conveyed to Willard T. Shockley, Jr. and wife, Lillian Leone Felts Shockley by deed of record in Book 5749, Page 26, said Register's Office.

PARCEL 4:

A certain lot or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at an existing iron rod, property corner of Charles Ray Bell and Jane H. Coble, said point being the southwest corner of the property of Jane H. Coble (Book 8366, Page 592, R.O.D.C.T.) and being located 1580.59 feet west of Old Hickory Boulevard; Thence with a new line, north 13 deg. 52' 32" west, 314.33 feet to a point on the line of Bell and Coble; Thence with line of Bell and Coble, south 87 deg. 00' 00" east, 91.43 feet to an existing iron rod property corner; Thence with line of Bell and Coble, south 03 deg. 02' 05" west, 300.79 feet to the point of beginning; Containing 13,750.6 square feet, more or less according to an unrecorded survey by L. Steven Bridges, Jr., RLS No. 1740, of Land Surveying and Consulting, dated September 18, 1997.

TRACT 3:

A certain lot or parcel of land situated in the 13th Civil District of Davidson County, Tennessee, and is bounded and described by metes and bounds as follows: BEGINNING at a spike in the center line of Clees Ferry Road, said point being 77.5 feet from the northeast corner of the property conveyed to William Keel, Jr. and wife by deed from Grover H. Standlee, Jr. and wife of record in Book 2693, page 571, of the Register's Office of Davidson County; thence leaving said road, south 72 deg. 37' 20" west 96.58 feet to an iron pin; north 55 deg. 51' 20" west 95.01 feet to an iron pin; north 17 deg. 28' 30" west 490.40 feet to an iron pin; north 72 deg. 41' east 219.1 feet to an iron pin; south 56 deg. 47' east 72.33 feet to an iron pin; south 53 deg. 54' east 268.78 feet to a spike in the center line of Clees Ferry Road; said point being 84 feet southwesterly of the center of a bridge on said road; thence, with the center line of said road, south 15 deg. 58' 20" west 188.92 feet to a spike; south 33 deg. 26 ' west 211.68 feet to the point of beginning.

Being the same property conveyed to BBDB, LLC, a Tennessee limited liability company, by Personal Representative's Quitclaim Deed from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell of record in Instrument No. 201208150073132, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. Agreement of record in Book 388, Page 417, in the Register's Office for Davidson County, Tennessee (the "Register's Office").

3. Warranty Deed of Flowage Easement from United States of America to N. D. Maddux and wife, Ardella Maddux, of record in Book 2143, Page 202, said Register's Office.

4. Judgment of Declaration of Taking No. 1 of record in Book 2155, Page 311, said Register's Office.

5. Rights of tenants under unrecorded leases.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/25/2024

Bainbridge Dillion
Affiant Signature

Date: 10/25/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/25/2024

Notary's Seal

