Karen Johnson Davidson County
Batch# 1203202 DEEDWARRSP
11/12/2024 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20241112-0087624

THIS INSTRUMENT PREPARED BY:

Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

VERONICA RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-13-2025
Notary ID 126671751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of November, 2024.

Notary Public
My Commission Expires: 4-13-2025

SPECIAL WARRANTY DEED

Address New Owners:
1816 Land LLC
% Addison Partners
667 Madison Avenue, 5th Floor
New York, NY 10065

Send Tax Bills To:

New Owner

Map-Parcel Numbers:
034-06-0-023.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SPRING BRANCH PARTNERS 2 LLC**, a Texas limited liability company formerly known as **SPRING BRANCH PARTNERS, LLC**, a Texas limited liability company (hereinafter, the "***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **1816 LAND LLC**, a Virginia limited liability company ("***Grantee***"), and Grantee's successors and assigns, the Property.

The Property is unimproved property located at 1816 Spring Branch Drive, Madison, Davidson County, Tennessee. The addresses are believed to be accurate, but such addresses are not part of the legal descriptions. In the event of any discrepancy, the legal descriptions herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, it's successors and assigns, that (1) Grantor is lawfully seized in fee simple of the Property above conveyed, (2) has full power and authority and right to convey the same, (3) will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except (a) taxes not yet due and payable for the calendar year 2024 and thereafter and the special taxes becoming a lien after the date hereof; and (b) all easements, covenants, conditions and restrictions of record (the "***Permitted Exceptions***"), and (4) will execute such further assurances of the said Property as may be requisite, in each case, subject to the Permitted Exceptions.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 28 day of October, 2024.

GRANTOR:

SPRING BRANCH PARTNERS 2 LLC,
a Texas limited liability company formerly known as **SPRING BRANCH PARTNERS, LLC,** a Texas limited liability company

By: _____
Name: Alan Stalcup
Title: Member

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Member of Spring Branch Partners 2 LLC, a Texas limited liability company formerly known as as Spring Branch Partners, LLC, a Texas limited liability company, the within named bargainor, and that he as a Member of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as a Member.

WITNESS my hand, at office, this 25th day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/2028

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID134819393

EXHIBIT A

Legal Description

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to ABG Properties in Deed Book 8716, Page 125, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 12/12/96 by Tommy E. Walker R.L.S. TN. LIC. No. 1465 as follows:

Beginning at an iron pin in the southeasterly margin of Spring Branch Drive, said pin being the most southwesterly corner of the herein described tract and a common corner to Storage Trust Properties, L.P., Deed Book 9552, Page 296, Register's Office for Davidson County, Tennessee; Thence with said margin N 53° 58' 00" E, 364.36' to a point; Thence with said margin and a curve to the right (I = 7° 41' 55", R = 475.00, LC = 63.77', CB = N 57° 48' 58" E) for a curve distance of 63.84' to an iron pin; Thence now leaving said margin with a new line S 19° 42' 54" E, 183.68' to an iron pin; Thence S 10° 10' 19" W, 150.52' to an iron pin; Thence N 66° 20' 00" W, 96.20' to an iron pin; Thence N 83° 25' 00" W, 297.86' to the point of beginning containing 1.466 acres more or less.

For Information Only: Being the same property conveyed to Spring Branch Partners, LLC by Warranty Deed of record as Instrument No. 20170810-0081944, in the Register's Office for Davidson County, Tennessee.

[End of Exhibit]

Tennessee Certification of Electronic Document

I, Josie Hernandez, 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 on October 28, 2024.

Affiant Signature

10.28.24

Date

State of Texas

County of Harris

Sworn to and subscribed before me this 28 day of October, 2024.

PATTI ZELLERS
Notary Public, State of Texas
Comm. Expires 12-12-2028
Notary ID 5415552

Notary's Signature

My Commission Expires: _____