Karen Johnson Davidson County
Batch# 1205373 DEEDWARRSP
11/14/2024 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $53,703.65
20241114-0088868

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34526-1C / Box #14

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Central Pike Business Center, LLC ATTN: J. Edmond Freeman, Jr. 109 Murphy Court Nashville, TN 37203	New Owner	08600028300

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, **NASHVILLE INDUSTRIAL FLEX, GP, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CENTRAL PIKE BUSINESS CENTER, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Nashville Industrial Flex, GP, a Tennessee general partnership by Warranty Deed dated June 24, 2021 from Kevco Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210625-0086776, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 3640-3670 Central Pike, Hermitage, TN 37076.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7 day of November, 2024.

NASHVILLE INDUSTRIAL FLEX, GP,
a Tennessee general partnership

By: RMS Nashville Management, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: R. Marty Smith
Its: 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 R. Marty Smith, 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 RMS Nashville Management, LLC, a Tennessee limited liability company, the Manager of NASHVILLE INDUSTRIAL FLEX, GP, the within named bargainor, a Tennessee general partnership, and that he as such Sole Member of the Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Sole Member of the Manager.

WITNESS my hand, at office, this 7 day of November, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,514,500.00.

_____
Affiant

Subscribed and sworn to before me this 12 day of November, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

Being a tract of land lying in Hermitage, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Central Pike, at a corner common with the property of Transform 1, LLC, as of record in Instrument Number: 20210212-0020030, at the Register's Office for Davidson County, Tennessee;

Thence, with the westerly right-of-way line of Central Pike, South 11 deg. 19 min 11 sec East, 80.69 feet to on iron rod set;

Thence, with a curve to the left, along on arc length of 173.06 feet, the central angle of which is 12 deg. 56 min 29 sec, the radius of which is 766.20 feet, the chord of which is South 17 deg. 47 min 25 sec East 172.69 feet to an iron rod set, at a corner common with the property of The Barnett Family Trust, as of record in Instrument Number: 20181101-0108360, at the Register's Office for Davidson County, Tennessee;

Thence, leaving the westerly right-of-way line of Central Pike, with the northerly property line of The Barnett Family Trust, South 32 deg. 59 min 33 sec West, 583.76 feet to an iron rod set;

Thence, with the easterly property line of The Barnett Family Trust, North 19 deg. 33 min 51 sec West, 665.71 feet to an existing Iron rod, at a corner common with the property, of Transform 1, LLC;

Thence, with the southerly property line of Transform 1, LLC, North 77 deg. 21 min 33 sec East, 483.92 feet to the POINT OF BEGINNING. Containing 214,058 square feet or 4.914 acres more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 3670 Central Pike by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. No. 2048 dated June 2, 2021, last revised June 22, 2021 as Job No. 21060 CW.

EXHIBIT B
Permitted Encumbrances

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 08600028300. Current year taxes have been prorated between the parties and paid at closing.

Rights and claims of tenants in possession pursuant to unrecorded leases.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11115, Page 448, Register's Office for Davidson County, Tennessee as approximately shown on the ALTA/NSPS Land Title Survey of 3670 Central Pike by Crawford and Cummings, P.C., J. Alan Cummings, TN R.L.S.# 2351 dated September 17, 2024, as CCPC Job No. 24-074.

Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Instrument No. 20040917-0111968, Register's Office for Davidson County, Tennessee, as approximately shown on Survey.

Easement Deed by Court Order in Settlement of Landowner Action to U. S. Sprint Communications Company, of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee, and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

Matters shown on the ALTA/NSPS Land Title Survey of 3670 Central Pike by Crawford and Cummings, P.C., J. Alan Cummings, TN R.L.S.# 2351 dated September 17, 2024, as CCPC Job No. 24-074.

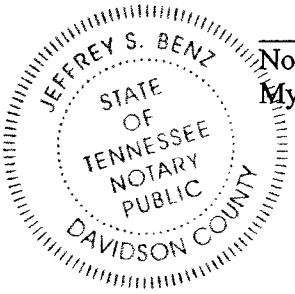
Lack of any rights of ingress or egress across the driveway which adjoins the Property along its Southeastern boundary.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 November 13, 2024.

Mike Boyd, Esq.
Date: November 13, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 13, 2024.



Notary Public
My commission expires: OCTOBER 4, 2027