This Instrument Prepared By:
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138
20248996

After Recording Return to:
Stonepeak
55 Hudson Yards 48th Floor
New York, NY 10001
Attention: Sarah Weissman
Email: Weissman@stonepeak.com

Grantee's Mailing Address and Send Future Tax Bills to:
414 Woodycrest Ave LLC
2505 Farrisview Road
Memphis, Tennessee 38118
Attn: John Wilbur and Erek Starnes

Map Parcel Numbers:
106 05 0 118.00
106 05 0 160.00

Karen Johnson Davidson County
Batch# 1207309 DEEDWARRSP
11/20/2024 03:43:30 PM 9 pgs
Fees: $48.00 Taxes: $18,500.00
20241120-0090683

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made this 15th day of November, 2024, by **Woody and Joyce Welch Family LLC, a Tennessee limited liability company** (the "***Grantor***") to and in favor of **414 Woodycrest Ave LLC, a Delaware limited liability company** (the "***Grantee***").

WITNESSETH, that Grantor, FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby, GRANT, SELL AND CONVEY unto Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property located in **Davidson County, Tennessee** which is legally described on **Exhibit A** attached hereto and made a part hereof (the "***Land***"), together with all and singular, Grantor's rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, interests and entitlements thereon or in anywise appertaining thereto, all improvements located thereon, including, without limitation of the foregoing, Grantor's rights (if any) in and to all minerals, any strips and gores, roads, streets, rights-of-way bounding the Land, and all remainders, rents, issues and profits of said Land (said Land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "***Real Property***").

This conveyance is made and accepted subject to all validly existing easements, rights-of-way, and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Real Property including but not limited to (See **Exhibit B** attached hereto and incorporated herein by reference) (the "***Permitted Exceptions***").

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Real Property for (i) the calendar year 2024 to the extent such ad valorem taxes and special assessments are the responsibility of Grantee according to the proration of ad valorem taxes for the current calendar year between Grantor and Grantee in the PSA and (ii) subsequent years. As used herein, the term "***PSA***" means that certain Purchase and Sale Agreement, dated September 25, 2024, by and among W. Mark Welch, Estate of James W. Welch, W. Mark Welch, as Trustee under The Joyce P. Welch Family Gift Trust dated December 14, 2012, Joyce P. Welch, as trustee under The James W. Welch Spousal Access Trust, dated November 9, 2012, Frank F. Fitzgerald, William B. Yancey, Woody and Joyce Welch Family LLC, a Tennessee limited liability company, and JCLP, LLC, a Tennessee limited liability company (as seller), Trailblazer Peak Intermediate Holdings LLC, a Delaware limited liability company (as buyer) and W Management, Inc., a North Carolina corporation (as seller agent).

TO HAVE AND TO HOLD the Real Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's heirs, successors and assigns FOREVER in fee simple; and Grantor further covenants and binds itself, its representatives, successors and assigns to WARRANT AND FOREVER DEFEND the title to all and singular the Real Property, subject to the Permitted Exceptions, unto Grantee its successors and its assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

This is improved property located at 414 Woodycrest Ave., Nashville, TN 37210.

[*Signature follows on the next page.*]

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

Woody and Joyce Welch Family LLC, a Tennessee limited liability company

By: George Hough
Its: President

STATE OF TENNESSEE
COUNTY OF SHELBY

The undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that **George Hough**, personally known to me (or proved to me on the basis of sufficient evidence) to be the **President** of **Woody and Joyce Welch Family LLC, a Tennessee limited liability company**, the within bargainor, and who further acknowledged that he executed the foregoing instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes set forth therein, being authorized so to do.

Given under my hand and official seal this 13th day of November, 2024.

RONALD E. POE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 26, 2027

Notary Public

Commission Expires _____

VALUE AFFIDAVIT

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of November, 2024.

Notary Public

My Commission Expires:
(Affix Seal)

PAMELA BOYLAN
Notary Public - State of Florida
Commission # HH 403403
My Comm. Expires May 25, 2027
Bonded through National Notary Assn.

[*414 Woodycrest Avenue, Nashville, Tennessee 37210*]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Common Address: 414 Woodycrest Ave., Nashville, TN 37210

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO PARTIALLY BEING LOTS 1 & 2 OF THE RESUBDIVISION OF THE R.F. RUTLEDGE PROPERTY, AS OF RECORD IN BOOK 5060, PAGE 122, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF WOODYCREST AVENUE, AT A CORNER COMMON WITH THE PROPERTY OF CON-WAY TRANSPORTATION SERVICES, INC., AS OF RECORD IN INSTRUMENT NUMBER: 200204220049360, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF WOODYCREST AVENUE WITH THE SOUTHERLY PROPERTY LINE OF CON-WAY TRANSPORTATION SERVICES, INC., SOUTH 86 DEG 53 MIN 46 SEC EAST, 849.41 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF JAMES D. KENNEDY & DEBORAH H. KENNEDY, AS OF RECORD IN INSTRUMENT NUMBER: 200503070024597, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY PROPERTY LINE OF JAMES D. KENNEDY & DEBORAH H. KENNEDY, NORTH 03 DEG 06 MIN 14 SEC EAST, 20.62 FEET TO AN IRON ROD SET; THENCE SOUTH 86 DEG 53 MIN 46 SEC EAST, 17.41 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 9.34 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG 17 MIN 16 SEC, THE RADIUS OF WHICH IS 1860.08 FEET, THE CHORD OF WHICH IS SOUTH 87 DEG 02 MIN 24 SEC EAST, 9.34 FEET TO AN EXISTING ANGLE IRON, AT A CORNER COMMON WITH THE PROPERTY OF BICKES, INC., AS OF RECORD IN DEED BOOK 8489, PAGE 530, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF BICKES, INC., SOUTH 06 DEG 53 MIN 50 SEC WEST, 100.24 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF JACKSON WILBERT VAULT CO., AS OF RECORD IN DEED BOOK 5786, PAGE 452, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF JACKSON WILBERT VAULT CO., SOUTH 07 DEG 01 MIN 24 SEC WEST, 179.81 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF WOODYCREST AVENUE; THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WOODYCREST AVENUE, NORTH 82 DEG 09 MIN 57 SEC WEST, 190.00 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 281.73 FEET, THE CENTRAL ANGLE OF WHICH IS 02 DEG 49 MIN 46 SEC, THE RADIUS OF WHICH IS 5705.00 FEET, THE CHORD OF WHICH IS NORTH 80 DEG 45 MIN 04 SEC WEST, 281.70 FEET TO AN IRON ROD SET; THENCE NORTH 79 DEG 20 MIN 11 SEC WEST, 120.81 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 191.08 FEET, THE CENTRAL ANGLE OF WHICH IS 39 DEG 48 MIN 38 SEC, THE RADIUS OF WHICH IS 275.00 FEET, THE CHORD OF WHICH IS NORTH 59 DEG 48 MIN 38 SEC WEST, 187.26 FEET TO AN IRON ROD SET; THENCE NORTH 39 DEG 31 MIN 33 SEC WEST, 150.44 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD AT INSTRUMENT NUMBER 201707070068515, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LEGAL DESCRIPTION SAME AS PREVIOUS DEED OF RECORD.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

Permitted Exceptions noted in First American Title Insurance Company File No. NCS-1U3GTN02

1. This item has been intentionally deleted.

2. This item has been intentionally deleted.

3. This item has been intentionally deleted.

4. This item has been intentionally deleted.

5. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

6. This item has been intentionally deleted.

7. This item has been intentionally deleted.

8. No insurance is afforded as to the acreage or square footage contained in the Land.

9. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

10. All matters shown on plat(s) of record in Book 5060, Page 122, in the Register's Office of DAVIDSON County, Tennessee.

11. Terms and provisions of Grant of Overhang Line Easement, by and between Equity Enterprises and Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 200012010118092, in the Register's Office of DAVIDSON County, Tennessee.

12. This item has been intentionally deleted.

13. This item has been intentionally deleted.

14. This item has been intentionally deleted.

15. Any facts, rights, interests, or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey prepared by Christopher S. Denham of Denham Land Surveyors LLC, on behalf of CDS Commercial Due Diligence Services, dated November 12, 2024, under CDS Project No.: 24-07-0143, Surveyor Reference No.: 24072:

    1. Fence extends up to 6.6' over the boundary line of the property and into the right-of-way of Woodycrest Avenue,

2. Gate extends up to 2.2' over the boundary line of the property and into the right-of-way of Woodycrest Avenue.

3. Fence extends up to 2.1' over the boundary line of the property and into the adjacent property.

4. Billboard located on the property outside of recorded easement.

5. Overhead electric lines, gas meter, electric boxes, water main, grate inlets, and light poles located on the property outside of recorded easements.

Tennessee Certification of Electronic Document

I, Melissa Korhely, 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 Nov. 15, 2024 (date of document).

Melissa Kelly
Affiant Signature

11-20-2024
Date

State of OHIO

County of SUMMIT

Sworn to and subscribed before me this 20 day of November, 2024.

Mary Ann Colatruglio, Notary's Signature

MY COMMISSION EXPIRES: November 01, 2026

NOTARY'S SEAL



MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026