Karen Johnson Davidson County
Batch# 1208090 DEEDWARRSP
11/25/2024 08:07:30 AM 5 pgs
Fees: $28.00 Taxes: $60,835.40
20241125-0091700

SPECIAL WARRANTY DEED

FROM: The Shop Trust, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: Titan II Development Company, LLC

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Titan II Development Company, LLC Attn: Mark Masinter 2601 Olive Street, Suite 1600 Dallas, TX 75201	Same	118-1-127 118-1-129

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $16,442,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of November, 2024.

Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Shop Trust, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Titan II Development Company, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 2600 12th Avenue South, 1113 Montrose Avenue, and 1115 Montrose Avenue, Nashville, Tennessee 37204 (Note that the parcel previously known as 1115 Montrose Avenue was merged into 2600 12th Avenue South).

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 22nd day of November, 2024.

SELLER: The Shop Trust, LLC,
a Tennessee limited liability company

By: _____
Charles A. Howell, IV, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles A. Howell, IV with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of The Shop Trust, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of November, 2024.

_____
Notary Public

My Commission Expires: 10-4-27

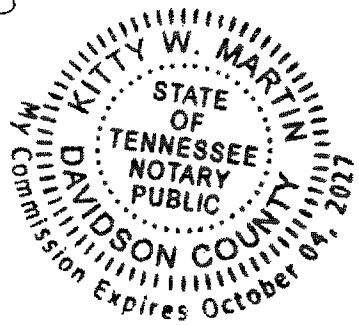


EXHIBIT A

PROPERTY DESCRIPTION

A Tract of Land in Davidson County, Tennessee, being all of Lot Nos. 124, 125 and 126 as shown on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee and being more particular described according to a survey prepared by H & H Land Surveying, Inc., dated February 18, 2004, Job Number 2004-077 and proceeding as follows:

BEGINNING at a point at the corner of an existing building on the easterly right-of-way line of 12th Avenue South (Granny White Pike), right-of-way width varies, at the intersection of the easterly right-of-way line of said 12th Avenue South and the southerly right-of-way line of Montrose Avenue, a 50-foot right-of-way; thence,

With the southerly right-of-way line of Montrose Avenue, South 84 degrees 42 Minutes 00 Seconds East, 182.50 feet to an iron rod (new) at the Northwesterly property corner of Lot No. 127 as shown on the aforesaid Plan of Montrose Place; thence,

Leaving said right-of-way line and with the Westerly property line of said Lot No. 127, South 04 Degrees 06 Minutes 39 Seconds West, 151.54 feet to an iron rod (new) in the Northerly margin of Alley No. 958, a 15-foot wide alley; thence,

With the Northerly margin of Alley No. 958, north 83 Degrees 03 Minutes 18 Seconds West, 198.14 feet to an iron rod (new) on the Easterly right-of-way line of the aforementioned 12th Avenue South; thence,

With said Easterly right-of-way line, North 10 Degrees 09 Minutes 58 Seconds East, 146.35 feet to the point of beginning and containing 28,301 Square Feet or 0.650 acres, more or less, as calculated by the above courses and distances.

LESS AND EXCEPT the right-of-way conveyed in the Warranty Deed to the Metropolitan Government of Nashville & Davidson County of record in Instrument Number 20040408-0040237, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Shop Trust, LLC, by deed of record in Instrument No. 20040330-0035246, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2025 and future taxes, a lien, not yet due and payable. Taxes for the year 2024 were paid at closing.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement and/or Public Alleyway Right of Way of record in Instrument Number 20150227-0016870, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150227-0017236, in the Register's Office for Davidson County, Tennessee.

5. Application to Combine Parcels of record in Instrument Number 20070207-0015872, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of the Lease dated October 14, 2014, by and between The Shop Trust, LLC, a Tennessee limited liability company, Landlord, and Draper James, LLC, a Delaware limited liability company, Tenant, and the Memorandum of Lease of record in Instrument Number 20150522-0047495, in the Register's Office for Davidson County, Tennessee.

7. Warranty Deed to the Metropolitan Government of Nashville & Davidson County of record in Instrument Number 20040408-0040237, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 November 22, 2024 (date of document).

Affiant Signature

November 22, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON