Karen Johnson Davidson County
Batch# 1208653 DEEDWARRSP
11/26/2024 03:09:30 PM 7 pgs
Fees: $38.00 Taxes: $6,290.00
20241126-0092616

THIS INSTRUMENT PREPARED BY:
Nelson Mullins Riley & Scarborough
Woods Drinkwater
1222 Demonbreun Street, Suite 1700
Nashville, Tennessee 37203

WHEN RECORDED, RETURN TO:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00

Myron Dowell
Affiant

Subscribed and sworn to before me this 21st day of November, 2024

Aruna Sharma
Notary Public

My commission expires: 02/23/2026

ARUNA SHARMA NOTARY PUBLIC EXP 2-23-2026 PRINCE GEORGES COUNTY MARYLAND

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
Best Street GP 823 Tyne Blvd Nashville, TN 37220	SAME	086-00-0-149.00 086-00-0-150.00

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Strategic Options International, LLC**, a Tennessee limited liability company ("***Grantor***"), have bargained and sold, and by these presents do hereby transfer and convey unto **BEST STREET, GP**, a Tennessee general partnership (the "*Grantee*"), together with its successors and assigns, those certain tracts or parcels of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "*Property*").

The Property is improved property located at 3941 Dodson Chapel Road and 3957 Dodson Chapel Road, Hermitage, Davidson County, Tennessee 37076.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject in all instances to the Permitted Encumbrances.

Grantor further covenants and binds Grantor, their heirs, successors and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on **Exhibit B**), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on **Exhibit B**.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

Witness my hand this 21st day of November 2024.

GRANTOR:

STRATEGIC OPTIONS INTERNATIONAL, LLC, a Tennessee limited liability company

By: _____
Myron Dowell, Managing Member

STATE OF Maryland)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, duly commission and qualified, personally appeared Myron Dowell, 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 managing member of Strategic Options International, LLC, a Tennessee limited liability company, the within named bargainor, and that he, in such capacity, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 21st day of November 2024.

Aruna Sharma
Notary Public

My Commission Expires: 02/23/2026

ARUNA SHARMA NOTARY PUBLIC EXP 2-23-2026 PRINCE GEORGE'S COUNTY MARYLAND

[END OF SIGNATURE PAGE]

EXHIBIT A

Description of the Property

PARCEL I

Tract 1:

Beginning at a point in the center line of Dodson Chapel Rd. 767 feet South of the Center line of Central Pike; thence easterly parallel to Central Pike, 115 feet to the southwest corner of Tract 2 hereinafter described; thence northerly along the west line of the same and parallel to the center line of Dodson Chapel Road 383.5 feet to a stone; thence westerly parallel to Central Pike, 115 feet to the center line of Dodson Chapel Road; thence with the center line of same southerly 383.5 feet to the beginning.

Tract 2:

Beginning at a point in the north line of abstract of 8.51 acres conveyed to W.C. Newsom by deed of record in Book 1371 Page 365 Registers Office for said county, and being the southeast corner of Tract 1 above described; thence with Newsom's north line south 86 deg. 20' East 263 feet to a point; Newsom's northeast corner; thence north 2 deg. 50' East 394 feet to a point; thence North 86 deg. 20' West 263 feet to a point, being in the east line of an original tract conveyed to W.P. Wright and wife by deed of record in Book 1001 Page 694 said Register's Office; thence along Wright's easterly line and along the easterly line of tract No. 1 above described South 2 deg. 15' west 394 feet to the beginning.

Being the same property conveyed to Strategic Options International, LLC by Dodson Chapel Development, LLC, by Quitclaim Deed of record in Instrument No. 20220414-0043342, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM: that certain portion of the Property described in Agreement for Dedication of Public Right-Of-Way to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20220518-0057287, in the Register's Office for Davidson County, Tennessee.

PARCEL II

Tract 1:

Beginning at the Southwest corner of W.P. Wright Property, and running South with Dodson Chapel Road 75 feet to W.O. Earheart's Northwest corner; thence Eastwardly 105 feet to MS. B.F. Everett's line; thence North with her line 75 feet to W.P. Wright's corner; thence West 105 feet to Dodson's Road. Property bounded on the South by Tax Map 08600014900, owned by Melvin A. Beaty, Trustee, recorded in Book 9403, Page 736, and property bounded on the North

by Tax Map 08600015100, and owned by William R. Lewis, et al, of record in Instrument No. 200506140067952, Register's Office for Davidson County, Tennessee.

Tract 2:

Commencing at a point in the center of Dodson Chapel Road 195.5 feet from the Central Pike and running thence South with Dodson Chapel road 113 feet more or less to the tract of ground sold by W.P. Wright to Joe Sullivan, Jr.; thence with the line of the Joe Sullivan Jr. land Eastwardly 115 feet to a point in the land of B.F. Everett & wife; thence North 113 feet to a point 195.5 feet from the Central Pike; thence Westwardly 115 feet to the beginning.

Being the same Property conveyed to Strategic Options International, LLC from Bobby Beadle and Justin Morris, by Special Warranty Deed of record in Instrument No. 200210521-0069399, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM: that certain portion of the Property described in Agreement for Dedication of Public Right-Of-Way to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20220518-0057288, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

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

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Title Commitment Date and the date on which all of the Title Commitment Schedule B, Part I—Requirements are met.

7. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Owner's Title Policy and not otherwise excepted from coverage herein.

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

9. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

10. That portion of the land embraced within the bounds of any public road or thoroughfare.

11. Rights of parties in possession not shown by the Public Records.

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 11 / 21 / 2024

Bainbridge Dillion
Affiant Signature

Date: 11 / 26 / 2024

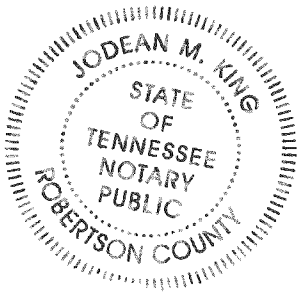
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 11 / 26 / 2024