Prepared by
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948869** Karen Johnson Davidson County Batch # 1212797 **DEEDWARR** 12/05/2024 10 30 43 AM 2 pgs Fees $13 00 Taxes $28,860 00 20241205-0094469	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $7,800,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2024. Notary Public My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: The Battery Lane Trust 4909 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 03 0 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Winibega, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Adcox, III, Trustee of The Battery Lane Trust, dated December 16, 2020**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the Westerly margin of Granny White Pike at a point 240 feet South of the Southerly margin of Tyne Boulevard; thence North 86°30' West 440 feet; thence, South 3°30' West 235 feet to a corner of the property conveyed to Estes-Taylor Company, Inc., by Deed from Charles M. Anderson and wife, of record in Book 2999, page 582, Register's Office for said County; thence, with said Company's line, South 86°30' East 440 feet to the Westerly margin of the Granny White Pike; thence, with said Pike, North 3°30' East 235 feet to the beginning.

Being the same property conveyed to Casey Sulak and Lindsay Sulak, husband and wife, by Warranty Deed from Sheila E. Moss, unmarried, of record in Instrument No. 20171218-0128551, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017, and recorded on December 18, 2017.

Being the same property conveyed to Winibega, LLC, a Tennessee limited liability company by Quitclaim Deed Instrument Number 20241115-0089132

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement recorded in Book 6640, Page 797.

This is improved property located at 4909 Granny White Pike Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2024

Winibega, LLC, a Tennessee limited liability company

By: _____, Member
Casey Sulak, Member

By: _____, member
Lindsay Sulak, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Casey Sulak and Lindsay Sulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Winibega, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 2nd day of December, 2024.

_____
Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028