THIS INSTRUMENT PREPARED BY:
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Courtney B. Nussbaum

Karen Johnson Davidson County
Batch# 1213398 DEEDWARRSP
12/09/2024 11:26:30 AM 6 pgs
Fees: $33.00 Taxes: $7,760.71
20241209-0095354

AFTER RECORDING RETURN TO:
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Attn: D. Mark Sheets

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pinnacle Bank 150 Third Avenue South, Suite 900 Nashville, Tennessee 37201 Attn. Jarrett Jent	Pinnacle Bank 150 Third Avenue South, Suite 900 Nashville, Tennessee 37201 Attn. Jarrett Jent	Map 096 13 Parcel 218.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PNB TN PORTFOLIO OWNER LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o Blue Owl Real Estate Capital LLC, 30 N. LaSalle Street, Suite 4140, Chicago, Illinois 60602, Attention: Asset Management, has this day bargained and sold, and, by these presents, does hereby transfer and convey unto **PINNACLE BANK**, a Tennessee banking corporation ("**Grantee**"), whose address is 150 Third Avenue South, Suite 900, Nashville, Tennessee 37201, Attn: Jarrett Jent, and its successors, heirs and assigns, certain real estate in Davidson County, Tennessee and more particularly described in **Exhibit A** attached hereto.

This is improved property located at 424 Donelson Pike, Nashville, Tennessee 37214

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

Grantor hereby covenants that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Grantor shall warrant and defend the Property against all persons lawfully claiming by, through or under such Grantor, subject to any and all, covenants, conditions, restrictions, easements, encumbrances and any other matters of record, any matters which would be disclosed on a current ALTA survey of the Property, rights of Pinnacle Bank under an existing lease, real estate taxes and assessments which are not delinquent, and any applicable laws, codes, ordinances and regulations, with respect to the Property, but this reference shall not be construed to reimpose any matters of record which have otherwise lapsed, expired or have been terminated.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[See Signature on the Following Page]

Witness our hand this 27th day of November, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

PNB TN PORTFOLIO OWNER LLC,
a Delaware limited liability company

By: _____
Name: Michael Reiter
Title: Authorized Signatory

STATE OF Illinois)
) ss:
COUNTY OF Cook)

Before me, the undersigned authority, on this day personally appeared Michael Reiter [check one] ✓ known to me or ___ proved to me through _____ (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his capacity as Authorized Signatory of PNB TN Portfolio Owner, LLC, a Delaware limited liability company, on behalf of the company.

Given under my hand and seal of office this 27 day of November, 2024.

Official Seal
HEATHER PATRICIA BEAR
Notary Public, State of Illinois
Commission No. 908267
My Commission Expires February 16, 2028

_____
Notary Public, State of Illinois
Printed name: Heather Bear
Commission expires: 2/16/28

I hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,097,489.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Name: Theresa Kenegard
Agent on Behalf of First American Title Insurance

Subscribed and sworn to before me this December 15, 2024.

Notary Public

My Commission Expires: 2-21-2025

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 2 on the Final Plat of Whitland Crossing as set forth as Instrument Number 20060531-0063577, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with an Access Easement as set forth on Plat entitled "Final Plat Whitland Crossing" prepared by Crawford Land Surveyors, P.C., dated March 23, 2006, Recorded in the Office Davidson County as Instrument No. 20060531-0063577.

Being the same property conveyed to PNB TN Portfolio Owner LLC, a Delaware limited liability company, by Deed from Pinnacle Bank, a Tennessee banking corporation, successor in interest to Pinnacle National Bank, a national banking corporation, of record in Instrument No. 202305080033934, in the Register's Office of Davidson County Tennessee.

Tennessee Certification of Electronic Document

I, Theresa Rouse Keneard, 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 **November 27, 2024** (date of document).

Theresa Rouse Keneard
Affiant Signature

November 27, 2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **27th** day of **November 2024**

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025