Karen Johnson Davidson County
Batch# 1214794 DEEDWARR
12/11/2024 02:25:30 PM 6 pgs
Fees: $33.00 Taxes: $18,500.00
20241211-0096289

[Space above this line for recording data.]

Prepared by and Return To:	New Owner and Address:	Tax ID#: 09308009200
J. Tom Minor, IV The Minor Firm P.O. Box 2586 Dalton, GA 30722-2586	130 Misty Meadows Lane Ringgold, Georgia 30736	Send Tax Bill To: 130 Misty Meadows Lane Ringgold, Georgia 30736

LIMITED WARRANTY DEED

THIS INDENTURE made this 10th day of December, 2024, between **Professional Services Industries, Inc.,** a Delaware Corporation, Grantor, and **Dream Nashville EB Holdings,** a Georgia general partnership, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

THIS CONVEYANCE is made subject only to the matters (the "permitted encumbrances") set out in Exhibit "B" attached hereto, the terms of which are made a part hereof.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Professional Services Industries, Inc.

By: _____ (Seal)
Title: Todd Andrews General Counsel

Tennessee, Davidson County

Before me, a Notary Public, of the state and county aforesaid, personally appeared Todd Andrews to me personally known (or duly proved to me on the basis of satisfactory evidence), to be such person and, who first being duly sworn, stated that he is the General Counsel of Professional Services Industries, Inc., the within named bargainor and who, with authority to do so, executed the foregoing instrument on behalf of the within named bargainor, as its free act and deed for the purposes therein contained.

WITNESS my hand and seal of office this 10th day of December, 2024.

OFFICIAL SEAL
KIMBERLIE D NITZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/26/2026

Kimberlie D. Nitz
Notary Public

[Notarial Seal]

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $5,000,00.00, which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me
this 10th day of December. 2024.

Notary Public

My commission expires:

[Notarial Seal]

JOHN T MINOR IV
NOTARY PUBLIC
WHITFIELD COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPTEMBER 09, 2025

Dream Nashville EB Holdings,
By its General Partners
Dream Capital Management, LLC

By:_____(Seal)
Ankit Govan, Manager

Dream Capital, LLC

By:_____(Seal)
Anish Naren Govan, Manager

EXHIBIT "A"
TO LIMITED WARRANTY DEED

All that tract or parcel of land lying and being Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 2 on the Re-Subdivision of Lot No. 1, of Harrison Subdivision, Crutcher Street, as of record in Deed Book 7900 Page 273, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that property described in the deed of record in Deed Book 4414 Page 769, in the Register's Office of Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of said excluded property, together with (i) the westerly half of a 212 foot alley closed by Metro Council Bill No. 91-1502 and (ii) the northerly half of a 153 foot alley closed by Metro Council Bill No. 91-1502.

Being same property conveyed to Dream Nashville EB Holdings of record in Deed Book 8341 Page 992, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
TO LIMITED WARRANTY DEED

1. Taxes for the year 2025 not yet due and payable.

2. Any and all applicable building and zoning laws and regulations.

3. Subject to the existence of any utility services in the former 12' alley abandoned in Metro Council Ordinance 91-1502 .

4. Subject to Restrictive covenants Running with the Land of the Nashville Housing Authority in the East Nashville Urban Renewal Project of record at Deed Book 3368, Page 23, as amended at Deed Book 4414, Page 769 and as affected by Certificate of Compliance of record at Deed Book 4466, Page 69 , all in the Register's Office of Davidson County, Tennessee.

5. Subject to the terms of a Lease between Professional Service Industries, Inc., as Lessor and Contel Cellular of Nashville, Inc., as Lessee, a memorandum of the term of that lease is recorded at Deed Book 9352, Page 85 as the same was amended at Instrument Number 20110216-0013341 in the Register's Office of Davidson County, Tennessee.

6. Subject to the following items shown, depicted or noted on the Plat of record at Plat Book 7900, Page 273 in the Register's Office of Davidson County, Tennessee.

    a. Anchor Easement.
    b. 100 year flood line.
    c. Minimum Setbacks and other requirements of Metropolitan Zoning Regulations

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Terrance Jones, 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 12/10/24 (date of document).

Affiant Signature

12/11/24
Date

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 11 day of December, 20__.

Notary Public

10/12/25
My Commission Expires

Notary's Seal:

KAYLEE BAIERL
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct. 12,2025
COUNTY OF HAMILTON