FROM: DANIEL Z. HELLER, an individual, and MARCH EGERTON, an individual

TO: RBF GALLATIN AVENUE LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
c/o RBF Property Management LLC 117 Kenner Avenue Nashville, TN 37205 Attn: Willis McCrickard	Same	08309000800

THIS INSTRUMENT PREPARED BY: R. Joseph Noble, Esq., Williams Mullen, 200 S 10th Street, Richmond, Virginia 23219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,950,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2024.

Notary Public
My Comm. Expires: 11-6-26

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1221225 DEEDWARRSP
12/30/2024 11:18:30 AM 7 pgs
Fees: $38.00 Taxes: $18,315.00
20241230-0100985

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DANIEL Z. HELLER, an individual, and MARCH EGERTON, an individual, together, hereinafter called "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto RBF GALLATIN AVENUE LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE;

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

SEE **EXHIBIT B** ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE;

This is improved property located at 403 Gallatin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Signature Page Follows*]

[*Signature Page to Special Warranty Deed*]

WITNESS its hand this 9th day of Dec., 2024

DANIEL Z. HELLER, an individual

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Z. Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and Daniel Z. Heller executed the foregoing instrument in his personal capacity for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 27 day of Dec, 2024.

NOTARY PUBLIC

My Commission Expires: 11/03/2027

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Signature Page to Special Warranty Deed*]

WITNESS its hand this 27th day of Dec., 2024.

MARCH EGERTON, an individual

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared March Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and March Egerton executed the foregoing instrument in his personal capacity for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this the 27 day of Dec., 2024.

NOTARY PUBLIC

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description of Property

A certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract No. 1:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, and 5 of Block "A" on the Map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of Davidson County, Tennessee.

Said Lots 1, 2, 3, 4, and 5 front together 102 feet on the Easterly side of Gallatin Avenue, as widened, and run back between parallel lines with the Northerly margin of Ordway Place, 120 feet to an alley.

Tract No. 2:

Land in Davidson County, Tennessee, being Lots Nos. 6, 7, and 8 of Block "A" on the Map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of Davidson County, Tennessee.

Said Lots 6, 7, and 8 front together 60 feet on the Easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet to an alley.

BEING the same real estate conveyed to McGavock Pike Partners, LLC, a Tennessee limited liability company by Warranty Deed from Charlie Mack Ryan, also known as Chuck Ryan, unmarried of record in Instrument No. 20071203-0139349 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 03, 2007.

BEING the same real estate conveyed to Daniel Z. Heller and March Egerton by Quitclaim Deed from McGavock Pike Partners, LLC recorded as Instrument No. 20241122-0091467 Register's Office for Davidson County, Tennessee dated November 19, 2024 and recorded on November 22, 2024.

Exhibit B

Permitted Exceptions

1. 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 Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public record
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
8. Taxes for the year 2025, a lien due and payable, but not delinquent.
9. Terms and conditions of a lease by and between McGavock Pike Partners, LLC and The Sherwin-Williams Company, an Ohio Corporation as evidenced in a Memorandum of Lease of record in Instrument No. 20090714-0066018, in the Register's Office for Davidson County, Tennessee.
10. Subject to all matters shown on the Plan of record in Plat Book 843, Page 19, Register's Office for Davidson County, Tennessee.
11. Survey made by AEI Consultants, Job No. 502465, dated December 4, 2024, entitled "ALTA/NSPS Land Title Survey, AEI Job #502465, McGavock Pike Partners, LLC, 403 Gallatin Avenue, Nashville, Tennessee, Davidson County", shows the following:
    a. gas meter, electric meter, sign and utility box

Tennessee Certification of Electronic Document

I, ROBERT JOSEPH NOBLE, 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 DECEMBER 27, 2024 (date of document).

Affiant Signature

12/30/2024
Date

State of Virginia
City/County of Richmond

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 09/30/2025

SARA BETH BOWER NOTARY PUBLIC REG # 7736984 MY COMMISSION EXPIRES 9/30/2025 COMMONWEALTH OF VIRGINIA NOTARY SEAL