ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
WEHO GREENHOUSE, LLC 144 2nd Avenue North, Suite 400 Nashville, Tennessee 37201	105-07-0-473.00 & 105-07-0-475.00	Same as New Owner
This instrument prepared by: Polsinelli P.C. (JDW) 501 Commerce Street, Suite 1300, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the below captioned sum, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, DATED JANUARY 4, 2016 ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to WEHO GREENHOUSE, LLC, a Tennessee limited liability company ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at and known as 601 Hagan Street and 617 Merritt Avenue, in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on Exhibit B attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2025.

Notary Public
My Commission Expires:_____

J. Wayne Thomas
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON - My Commission Expires 11-03-2025

101414501.1

Karen Johnson Davidson County
Batch# 1226866 DEEDWARRSP
01/16/2025 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $22,200.00
20250116-0003674

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 15th day of January, 2025, to be effective on January 15, 2025.

GRANTOR:

THOMAS C. MCEWEN REVOCABLE LIVING TRUST DATED JANUARY 4, 2016

By: _____
Name: Thomas C. McEwen
Title: Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas C. McEwen, with whom I am personally acquainted, and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Trustee of Thomas C. McEwen Revocable Living Trust dtd 1/04/16 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of January, 2025

_____
Notary Public

My Commission Expires: _____

J. Wayne Thomas
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON - My Commission Expires 11-03-2025

Signature Page - Special Warranty Deed

101414501.1

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lots No. 1, 2 and 3 on the Plan of Hamilton Lands Industrial Subdivision of record in Plat Book 3600, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas Coleman McEwen, Sr. by Warranty Deed of record in Instrument No. 20120106-0001473, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Thomas C. McEwen, Trustee of the Thomas C. McEwen Revocable Living Trust, dated January 4, 2016, by Quitclaim Deed of record in Instrument No. 20160225-0018177, Register's Office for Davidson County, Tennessee.

and

Being the same property conveyed to Thomas C. McEwen, Sr. by Warranty Deed of record in Instrument No. 20040930-0117589, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas C. McEwen, Trustee of the Thomas C. McEwen Revocable Living Trust, dated January 4, 2016, by Quitclaim Deed of record in Instrument No. 20160225-0018178, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. Easement Agreement of record in Instrument Number 20040930-0117591, in the Register's Office for Davidson County, Tennessee.

3. The following matters shown on that certain ALTA/NSPS Land Title Survey prepared by Ted J. Stevenson II, RLS No. 2136, on behalf of Ragan-Smith Associates, Inc, dated January 14, 2025, designated as Job No. 24-0104: (a) encroachment of a portion of concrete a/c slab and bollards onto subject property; (b) chain link fence crosses boundary line; and (c) rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements.

Certificate of Authenticity

I, Joshua A. Terry, 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 1/15/2025.

Affiant Signature – Joshua A. Terry

1/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/15/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27