WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234141 DEEDWARR
02/04/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $69,930.00
20250204-0008506

File No. LH-24-7734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 10/10/26

(AFFIX SEAL)

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GreenView Studios, LLC	Same as New Owner	
(NAME)	(NAME)	12001015400
1012B West Grove Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **1210 Nashville Studios, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GreenView Studios, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stardust Commercial Park, Section 2, as shown on plat of record in Plat Book 9700, Page 394, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to 1210 Nashville Studios, LLC, a Tennessee limited liability company by Special Warranty Deed from DW CL IV LLC, a Delaware limited liability company of record in Instrument No. 20240517-0036798, in the Register's Office for Davidson County, Tennessee, dated May 16, 2024 and recorded on May 17, 2024.

This is property more commonly known as:
1210 Murfreesboro Pike, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2025 and thereafter, (3) All matters shown on Plan of record in Book 9700, page 394, Register's office for Davidson County, Tennessee (RODC), (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3827, page 776, RODC, (5) Deed of Declaration establishing Joint Access and Common Driveway Agreement of record in Book 5260, page 929, RODC, (6) Common Driveway Easement Deed of record in Book 5260, page 943, RODC, and (7) all matters shown on the Survey prepared by Timothy Leigh Fish, of CBRE, dated April 25, 2024, bearing Project No. 58130.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand effective as of the 24th day of January, 2025.

1210 Nashville Studios, LLC, a Tennessee
Limited Liability Company

By: Adam Rosenberg, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Hayes of the state and county mentioned, personally appeared Adam Rosenberg of 1210 Nashville Studios, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of 1210 Nashville Studios, LLC, the within named bargainor, a Limited Liability Company, and that such Adam Rosenberg, as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee this 21st day of January, 2025.

Notary Signature

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:
Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 1/24/2025.

Date

Affiant Signature

2/4/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)