This instrument was prepared by, and after recording return to:

Nelson Mullins Riley & Scarborough LLP
1111 Bagby St., Suite 2100
Houston, Texas 77002
Attn: Mitch Moore

Karen Johnson Davidson County
Batch# 1239067 DEEDWARR
02/20/2025 03:14:30 PM 6 pgs
Fees: $33.00 Taxes: $4,255.00
20250220-0012591

Address of New Owner as follows:	Send Tax Bills to:	Map/Parcel Numbers:
ATWAP, LLC **4105 Whites Creek Pike** **Whites Creek, TN 37189**	**ATWAP, LLC** **4105 Whites Creek Pike** **Whites Creek, TN 37189**	**049-00-0-319.00**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

ATWAP, LLC,
a Tennessee limited liability company

By: Alan R Wise Member
Alan Wise, Managing Member

Sworn to and subscribed before me, this 31 **day of January, 2025.**

Allison Martin
Notary Public

ALLISON J. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 05/24/2028

GENERAL WARRANTY DEED

MUSIC CITY LAND HOLDINGS, LLC, a Texas limited liability company (**"Grantor"**), FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt

and legal sufficiency of which is hereby acknowledged, and in further consideration of the satisfaction of Grantor's liability under that certain Promissory Note dated October 17, 2023, in the original principal amount of One Million One Hundred Fifty Thousand and No/100 Dollars ($1,150,000.00), executed and delivered by Grantor and payable to the order of Tonya Lawrence and Mark Lawrence (the "**Note**"), and secured by a Tennessee Deed of Trust, Security Agreement, Financing Statement and Assignment of Leases and Rents dated October 17, 2023 and recorded as Instrument No. 20231020-0082325 in the Register's Office for Davidson County, Tennessee (the "**Deed of Trust**"), hereby grants, bargains, sells and by these presents does transfer and convey unto ATWAP, LLC, a Tennessee limited liability company ("**Grantee**"), and Grantee's heirs, successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon (the "**Property**"). Tonya Lawrence, the Beneficiary under the Deed of Trust, is a Managing Member of the Grantee.

Grantor covenants (a) lawful seisin of the Property, (b) full right and power to convey same and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2025 and thereafter, which Grantee assumes and agrees to pay. This conveyance is made subject to those matters identified on **Exhibit B** attached hereto and incorporated herein for all purposes, but only to the extent same validly encumber the Property.

TO HAVE AND TO HOLD said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its heirs, successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to Grantee, and Grantee's heirs, successors and assigns, against the lawful claims of all persons. 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.

This Deed is an absolute conveyance of Grantor's right, title and interest in the Property and is not intended as a mortgage, trust, or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of the Deed of Trust and the Note secured thereby; this conveyance completely satisfying and terminating any security instruments given in connection therewith and any effect thereof in all respects.

[Signature Page Follows.]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed effective as of the 31 day of January, 2025.

GRANTOR:

MUSIC CITY LAND HOLDINGS, LLC,
a Texas limited liability company

By: _____
Heath Lollar, President

STATE OF Tennessee)
) SS:
COUNTY OF Rutherford)

ALLISON J. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heath Lollar, President of Music City Land Holdings, LLC, a Texas limited liability company, who acknowledged that he executed the foregoing for the purposes herein contained, and is authorized to execute this instrument on behalf of said limited liability company. Witness my hand and official seal this 31 day of January, 2025.

_____
Notary Public

My Commission Expires: 5/24/2028

EXHIBIT A

PROPERTY DESCRIPTION

Property situated in the White's Creek Community, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 319.00.

Said property being bounded on the North by Blueroad Fontanel, LLC, on the South by Tollgate Two Subdivision of record, on the West by Whites Creek Pike, and the East by Blueroad Fontanel, LLC, and being more particularly described as follows:

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N: 700761.19, E: 1723777.89) being the Northwest corner of Lot, Tollgate Two Subdivision, record in Instrument No. 20030826-0123465, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.) and the Southwest corner of the property herein described;

Thence with said right-of-way North 02°37'23" West a distance of 400.00 feet to a point in the South line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northwest corner of the property herein described;

Thence leaving the East right-of-way of White's Creek Pike and with said Blueroad Fontanel, LLC tract South 77°58'43" East a distance of 558.52 feet to a point in the West line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with other lands of Blueroad Fontanel, LLC for two calls: South 06°42'25" East a distance of 210.26 feet; South 02°22'58" West a distance of 190.87 feet to a point in the North line of Lot 9, Tollgate Two Subdivision, this being the Southeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with said Lot 9 North 77°56'52" West a distance of 556.84 feet to the Point of Beginning, containing 219089.23 square feet or 5.03 acres according to a survey performed by Energy Land and Infrastructure, LLC, 1420 Donelson Pike, Suite A-12, Nashville, TN 37217 on February 21, 2019.

Being the same property conveyed to Music City Land Holdings, LLC, a Texas limited liability company, by virtue of Warranty Deed from John T. Jones et ux Paula F. Jones, dated October 13, 2023, recorded October 20, 2023, in Instrument No. 20231020-0082324, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2025 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances that would be disclosed by an accurate and complete land survey of the Property.

3. Stormwater Detention Agreement by and between Fontanel Properties, LLC, and the Metropolitan Government of Nashville and Davidson County, dated May 12, 2004, recorded August 3, 2004, in Instrument Number 20040803-0092674, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Appurtenances, recorded October 16, 2012, in Instrument Number 20100427-0031963, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded October 16, 2012, in Instrument No. 20121016-0094498, in the Register's Office for Davidson County, Tennessee.

6. Conservation Greenway Easement granted to The Metropolitan Government of Nashville and Davidson County, recorded August 22, 2013, in Instrument No. 20130822-0088810, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded October 31, 2016, in Instrument No. 20161031-0114712, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded November 13, 2017, in Instrument No. 20171113-0115969, in the Register's Office for Davidson County, Tennessee.

9. 50' Wide Easement for Piedmont Natural Gas Company, as described in Order of Possession recorded October 18, 2019, in Instrument No. 20191018-0107178 and Instrument No. 20191018-0107180, and Order of Possession recorded August 4, 2022, in Instrument No. 20220804-0088850, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michael Nordwall, 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 January 31, 2025 (date of document).

Affiant Signature

2-19-25
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 19 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

SHELLY L. MAFFETT
My Notary ID # 668245
Expires February 17, 2026