Karen Johnson Davidson County
Batch# 1242490 DEEDWARR
03/03/2025 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $19,055.00
20250303-0015572

THIS INSTRUMENT PREPARED BY: L. Glenn Worley Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, Tennessee 37027	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $5,150,000. Julie Weiss Affiant Sworn to and subscribed before me, this 26th day of February, 2025. Brandy Catalanotto Notary Public My Commission Expires: 11/8/27

BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
WEB Enterprise, LLC 1319 Foster Avenue Nashville, TN 37210	Same	106-13-224 106-13-225

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BOYTE FAMILY PARTNERS, G.P., a Tennessee general partnership, as the successor entity to Boyte Family Partners, L.P., a Tennessee limited partnership** (the "Grantor"), has bargained and sold and by these presents does hereby transfer and convey unto **WEB ENTERPRISE, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's rights, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all improvements, appurtenances, hereditaments, development rights, privileges, and easements belonging thereon or in any way appertaining thereto, to Grantee, its successors and assigns, forever in fee simple.

And Grantor covenants that it is lawfully seized and possessed of said real estate, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit A hereto. Grantor further covenants and binds itself, its successors, heirs, and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit A hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of February, 2025.

BOYTE FAMILY PARTNERS, G.P., as the successor entity to Boyte Family Partners, L.P.

By all its general partners:

Voncile Boyte Irrevocable Trust dated 12-17-12

By: Margaret Von Boyte-Zerhusen, Trustee
Margaret Von Boyte-Zerhusen, Trustee

Margaret Von Boyte Trust U/A dated 11-4-94

By: Margaret Von Boyte-Zerhusen, Trustee
Margaret Von Boyte-Zerhusen, Trustee

STATE OF Ohio)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Margaret Von Boyte-Zerhusen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who further acknowledged she is the Trustee of the Voncile Boyte Irrevocable Trust dated 12-17-12 and the Margaret Von Boyte Trust U/A dated 11-4-94, being all general partners of Boyte Family Partners, G.P., and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 24th day of February, 2025.

Heather Janene Stewart
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Heather Janene Stewart
Notary Public

My Commission Expires: N/A

4082-24011-164

EXHIBIT A
(Property Description)

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2, on the Plan of Burns Industrial Subdivision, Section 6, of record in Book 4300, page 14, Register's Office for said County, said Lots being described together as follows:

Beginning at a point lying on the westerly margin of Foster Avenue. Said point further described as being the southeasterly corner of a tract of land owned by the Viking Freight Company, as recorded in Book 3314, page 133, Register's Office for Davidson County, Tennessee, and the northeasterly corner of the herein described tract; thence south 1° 00' 17" east along the westerly margin of said Foster Avenue, a distance of 236.94 feet to a point, said point further described as being at the beginning of a curve having a radius of 30.0 feet; thence around said curve to the right a distance of 47.12 feet to the point of tangency, said point further described as lying on the northerly margin of Caden Drive; thence south 88° 59' 43" west along the northerly margin of Caden Drive, a distance of 823.77 feet to a point, said point further described as being at the beginning of a curve having a radius of 50.0 feet; thence around said curve to the right a distance of 79.73 feet to the point of tangency; thence north 0° 21' 18" east along the easterly property line of a tract of land owned by Nashville L & D, Inc., as recorded in Book 3032, page 227, Register's Office for Davidson County, Tennessee, a distance of 205.60 feet to a point, said point further described as being the southwesterly corner of the above mentioned Viking Freight Company tract; thence north 88° 20' 40" east along the southerly property line of the said Viking Freight Company tract, a distance of 898.99 feet to the point of beginning.

Being the same property conveyed to Beach Family Partners, L.P., a Tennessee limited partnership, by Quitclaim Deed from Voncile Boyte of record in Book 8822, page 587, Register's Office for Davidson County, Tennessee, dated December 15, 1992, and recorded on December 23, 1992, as corrected by Correction Quitclaim Deed of record in Book 8898, page 837, said Register's Office, to correct the name of the Grantee from Beach Family Partners, L.P. to Boyte Family Partners, L.P., a Tennessee limited partnership.

Boyte Family Partners, L.P., a Tennessee limited partnership, having been merged into Boyte Family Partners, G.P., a Tennessee general partnership, pursuant to Certificate of Merger dated December 23, 1999, of record at Instrument No. 200001140004900, Register's Office for Davidson County, Tennessee, and recorded on January 14, 2000.

202503030015572

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 February 24, 2025 (date of document).

Affiant Signature

2/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON