THIS INSTRUMENT PREPARED BY:
Akin Gump Strauss Hauer & Feld LLP
301 Main Street, Suite 1600
Attn: Marc N. Epstein and Devin Arnold

Karen Johnson Davidson County
Batch# 1242969 DEEDWARRSP
03/04/2025 04:12:30 PM 5 pgs
Fees: $28.00 Taxes: $10,730.00
20250304-0016381

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Radius DC Nashville I, LLC 1500 Champa Street, Suite 202 Denver, CO 80202 Attn: General Counsel	Radius DC Nashville I, LLC 1500 Champa Street, Suite 202 Denver, CO 80202 Attn: General Counsel	060 00 0 018.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY DANA SKINNER AND EMILY CATHARINE COCHRAN SKINNER, TRUSTEES OF THE SKINNER FAMILY TRUST U/A/D 12/1/2022** ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **RADIUS DC NASHVILLE I, LLC**, a Delaware limited liability company, and its successors and assigns ("Grantee"), certain unimproved real property in Davidson County, Tennessee (the "Land"), more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said Land, together with any and all buildings and improvements located thereon, together with all and singular Grantor's right, title and interest, if any, in and to adjacent streets, roads alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, appurtenances, hereditaments on the Land or in anyway appertaining thereto, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof (the foregoing, together with the Land, being hereinafter collectively referred to as the "Property").

Said Property is conveyed subject only to the matters described on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against any claims of all persons claiming by, through, or under Grantor (excepting only the Permitted Exceptions).

[*Signature Pages Follow*]

Dated to be Effective as of March 4th, 2025

SKINNER FAMILY TRUST U/A/D 12/1/2022

By: _____
Jeffrey Dana Skinner, Trustee

By: _____
Emily Catharine Cochran Skinner, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Dana Skinner, Trustee, and Emily Catharine Cochran Skinner, Trustee, of **SKINNER FAMILY TRUST U/A/D 12/1/2022**, who is known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 3rd day of March, 2025.

_____
Notary Public
My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is Two Million Nine Hundred Thousand and no/100 Dollars ($2,900,000.00).

_____

Sworn to and subscribed before me this the 3 day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

Exhibit A to Special Warranty Deed

Legal Description

Land in Davidson County, Tennessee, lying and being in the 12th, formerly the 21st, Civil District of said County, being part of Bransford Realty Company's McLean Land on the Brick Church Pike containing four acres (part of an 18.35 acre tract) and described according to the plan thereof made by Erle Drake, Surveyor, on July 20, 1925, as follows:

Beginning at a point in the west margin of Brick Church Pike at Thomas Robertson's northeast corner, said corner, said point being 215 feet north of the center of a country road as measured along the westerly margin of Brick Church Pike; running thence northerly along the west margin of Brick Church Pike 234 feet, more or less, to a point, being the southeast corner of the property conveyed to Annie B. O'Brien by deed from Bransford Realty Company; thence westerly with said Annie B. O'Brien's line, 800 feet, more or less, to the westerly margin of said 18.35 acre tract; thence southerly with the westerly boundary line of said property 239 feet, more or less, to Thos. Robertson's northwest corner; thence easterly and in a straight line along said Robertson's north boundary line 800 feet more or less, to the point of beginning.

Less and except that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 9880, page 16, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the west existing margin of Brick Church Pike, said point being the point of intersection between the common property line between J.M. Flatt, et ux and the Grantor with the west existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike northerly 235 feet more or less to the Grantor's north property line; thence with said margin westerly 10 feet more or less to Charles W. Hawkins south property line; thence with said common property line North 82 degrees 30 minutes 29 seconds West 4.33 feet to the point of intersection with the west proposed margin of State Project No 19108-2704-54; thence with said proposed margin South 05 degree 55 minutes 21 seconds West 234.86 feet to J.M. Flatt, etux north property line; thence with said property line South 86 degrees 14 minutes 01 seconds East 15 .64 feet to the point of beginning.

Being the same property conveyed to Jeffrey Dana Skinner and Emily Catharine Cochran Skinner, Trustees of the Skinner Family Trust, dated December 1, 2022 by Warranty Deed from Jeffrey D. Skinner of record in Instrument No. 202301200004566, in the Register's Office of Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

Permitted Encumbrances

Drainage easement contained in Deed of record in Book 9880, Page 16, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sheila Ehresman, 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 March 4 2025 (date of document).

S Ehresman
Affiant Signature

March 4, 2025
Date

State of Texas

County of Tarrant

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

K. BUSBY
Notary Public, State of Texas
Comm. Expires 02-05-2028
Notary ID 130527125

K Busby
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL