Name and Address of New Owner:
2021 Gallatin Pike LLC
1000 E. Cesar Chavez
Austin, TX 78702

Send Tax Bills To:
2021 Gallatin Pike LLC
1000 E. Cesar Chavez
Austin, TX 78702

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 034 03 0 121.00

Karen Johnson Davidson County
Batch# 1248538 DEEDWARRSP
03/20/2025 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $31,450.00
20250320-0020468

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gallery LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **2021 Gallatin Pike LLC, a Texas Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

See "EXHIBIT A" Attached Hereto

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

This conveyance is subject to the following: (1) taxes for the year 2025 and thereafter, (2) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage of record in Book 5587, page 475, (3) Matters shown on ALTA Land Survey dated 1/21/2025, performed by Power of Design Group, LLC, Mark E. Patterson, No. 3010, Project/Job No. 24-72348:2, (4) any applicable governmental and/or zoning regulations, and (5) all matters shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers effective as of the 14th day of March, 2025.

Gallery LLC,
a Tennessee Limited Liability Company

By: _____
Joan K. Raskin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Joan Raskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Chief Manager of **Gallery LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that they as such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as Chief Manager.

WITNESS my hand and official seal effective as of the 14th day of March, 2025.

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$8,500,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 14th day of March, 2025.

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

_____
Notary Public
My commission expires: _____

EXHIBIT A

A tract of land in the 10th Councilmanic district of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to an ALTA/NSPS Land Title Survey prepared by: Crawford & Cummings, P.C., Job No. 17-042; dated: May 10, 2017, as follows:

Beginning at on existing concrete monument on the southeasterly right-of-way line of Gallatin Road. U.S. Highway 31-E (128-foot public R.O.W.) that is 318.21 feet northeast of the northeasterly end of the southeasterly return curve at the intersection of Gallatin Road and Shepherd Hills Drive (50-foot public R.O.W.). Said concrete monument being the northeast property corner of Lot 1-B as shown on the revised final Plat of Rivergate Square as of record in Plat Book 5200, Page 445, R.O.D.C., Tennessee and the westerly property corner of the herein described tract; thence,

1. With the southeasterly right-of-way line of Gallatin Road, N 50° 00' 35" E, 406.60 feet to an iron pin (set) at the westerly end of the southwesterly return curve at the intersection of Gallatin Road and Twin Hills Drive (55-foot public R.O.W.); thence,

2. With said return curve having a 29.49-foot radius curve to the right, an arc distance of 41.47 feet to an iron pin (set) on the southwesterly right-of-way line of Twin Hills Drive; thence,

3. With said right-of-way line, S 49° 24' 44" E, 658.00 feet to on existing iron pin at the northwest property corner of a tract of land deeded to J & G Associates as of record in Deed Book 9493, Page 155, R.O.D.C., Tennessee; thence,

4. Leaving said right-of-way line, with the westerly property line of the J & G Associates tract, S 49° 25' 20" W, 520.95 feet to an existing iron pin in the northeasterly property line of Lot No. 30 as shown on the Final Plat of Section No. 1 - Shepherd Hills as of record in Plat Book 2331, Page 46, R.O.D.C., Tennessee; thence,

5. With the northeast property line of Lot 30, in part, and Lot 31 as shown on the aforesaid subdivision, N 41° 42' 08" W, 149.53 feet to an iron pin (set) at the northeast property corner of Lot 1-A as shown on the revised Final Plat of Rivergate Square as of record in Plat Book 5200, Page 445, R.O.D.C., Tennessee; thence,

6. With the northeast property line of Lots 1-A and 1-B as shown on the aforesaid subdivision, N 41° 56' 18" W, 529.97 feet to the Point of Beginning and containing 322.061 square feet or 7.394 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to Gallery LLC, a Tennessee limited liability company by Warranty deed from The Gallery at Rivergate, Ltd./LNRC Venture, a Tennessee joint venture of record in Book 10584, page 464, Register's Office for Davidson County, Tennessee, dated August 22, 1997 and recorded on August 27, 1997.

Certificate of Authenticity

I, Andrew Suzore, 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 14, 2025.

Date

Affiant Signature

March 18, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027