Karen Johnson Davidson County
Batch# 1249219 DEEDWARRSP
03/21/2025 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $15,540.00
20250321-0021451

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
LRF3 Nash Springfield Hwy LLC c/o Longpoint Partners 116 Huntington Avenue, Suite 1001 Boston, Massachusetts 02116	012-00-0-048.00	Same address.
This instrument prepared by: Dickinson Wright PLLC 424 Church Street, Suite 800 Nashville, TN 37219 Attn: Colin T. Ferguson		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, Nashville 112 Investors, LLC, a Georgia limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to LRF3 Nash Springfield Hwy LLC, a Delaware limited liability company ("**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18th day of March 2025.

GRANTOR:

Nashville 112 Investors, LLC, a Georgia limited liability company

By: _____
Name: J. Bradford Smith
Title: Authorized Signatory

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, Notary Public for the State of Georgia, J Bradford Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of Nashville 112 Investors, LLC, a Georgia limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of March, 2025.

CASSIDY JOHNSON NOTARY PUBLIC CHEROKEE COUNTY GEORGIA My Commission Expires 11-21-2028

_____
Notary Public
My Commission Expires: 11/21/28

STATE OF Massachusetts)
COUNTY OF Suffolk)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,200,000.00.

Affiant

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

Notary Public
My Commission Expires: February 27, 2026

MEGAN RUTHERFORD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 27, 2026

EXHIBIT A
Property Description

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD), IN THE WESTERLY MARGIN OF SPRINGFIELD HIGHWAY, THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO JACK DAVIS, JR., HAVING A DEED REFERENCE IN INSTRUMENT NUMBER 201411050102035, RODCT, THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT, AND CONTINUING, AS FOLLOWS: WITH A CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 590.91 FEET, A RADIUS OF 2814.81 FEET, AND A CHORD BEARING AND DISTANCE OF S 28° 08' 03" E, 589.83 FEET TO POINT IN THE CENTER OF MANSKER CREEK, IN THE WESTERLY MARGIN OF SPRINGFIELD HIGHWAY, THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO ALKA D. PATEL, HAVING A DEED REFERENCE IN RECORD BOOK 3944, PAGE 126, RODCT; THENCE WITH THE CENTER OF MANSKER CREEK, AND CONTINUING AS FOLLOWS: S 09° 01' 59" W, 289.97 FEET TO A POINT; THENCE S 09° 08' 11" E, 125.73 FEET TO A POINT IN THE CENTER OF MANSKER CREEK, IN THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ALKA D. PATEL, AND THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO USF HOLLAND, INC., HAVING A DEED REFERENCE IN DEED BOOK 11426, PAGE 740, RODCT, MARKED BY A WITNESS PIN (OLD) ON THE WESTERLY BANK OF MANSKER CREEK; THENCE WITH THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO USF HOLLAND, INC. AND CONTINUING, AS FOLLOWS: S 86° 11' 01" W, PASSING A WITNESS PIN (OLD) ON THE WESTERLY BANK OF MANSKER CREEK, 911.76 FEET TO AN IRON PIN (OLD); THENCE, S 03° 50' 46" E, 214.92 FEET TO AN IRON PIN (OLD); THENCE, S 63° 15' 48" W, 258.92 FEET TO AN IRON PIN (OLD), IN THE NORTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO USF HOLLAND, INC., IN THE EASTERLY RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD; THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD, AND CONTINUING, AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 878.40, A RADIUS OF 3625.78 FEET, AND CHORD BEARING AND DISTANCE OF N 41° 52' 27" W, 876.25 FEET TO AN IRON PIN (OLD); THENCE, N 43° 13' 49" E, 97.36 FEET TO AN IRON PIN (OLD), IN THE EASTERLY RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD, THE SOUTHWEST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO JACK DAVIS, JR.; THENCE N 66° 43' 31" E, 1515.54 FEET, TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS: LAND LYING AND BEING IN THE 10TH COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE HARVEY WALTER COOMBS PROPERTY, RECORDED IN INSTRUMENT NO. 201604010030838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½" IRON PIN FOUND (ID: COLE) IN THE WEST RIGHT OF WAY LINE OF SPRINGFIELD HIGHWAY (100' R/W), SAID PIN BEING THE SOUTHEAST CORNER OF THE WILLIAM MARDIS AND DONNA DOBBS

PROPERTY (DEED BOOK INSTRUMENT NO. 201703270029719); THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID SPRINGFIELD HIGHWAY ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 546.00', A RADIUS OF 2814.81', A CHORD BEARING OF S 27° 24' 00" E AND A CHORD LENGTH OF 545.15 TO A POINT IN SAID WEST RIGHT OF WAY LINE, SAID POINT LYING IN THE CENTER OF MANSKER CREEK, AND BEING THE NORTHERNMOST CORNER OF THE ALKA D PATEL PROPERTY (RB 3944, PG 126 - SUMNER COUNTY RECORDER OF DEEDS); THENCE LEAVING SAID WEST RIGHT OF WAY LINE WITH THE WEST LINE OF SAID PATEL PROPERTY ALONG THE MEANDERS OF THE CENTERLINE OF MANSKER CREEK AS FOLLOWS: S 04° 59' 38" E A DISTANCE OF 98.60' TO A POINT; THENCE S 15° 04' 30" W A DISTANCE OF 150.92' TO A POINT; THENCE S 04° 16' 32" W A DISTANCE OF 81.05' TO A POINT; THENCE S 07° 25' 52" E A DISTANCE OF 127.53' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE USF HOLLAND INC. PROPERTY (DB 11426, PG 740); THENCE LEAVING SAID CREEK CENTERLINE WITH THE NORTH LINE OF SAID HOLLAND PROPERTY AS FOLLOWS S 87° 22' 52" W PASSING A 1/2" IRON WITNESS PIN FOUND (NO ID) ONLINE @ 21.60' IN ALL A DISTANCE OF 908.74' TO A 1/2" IRON PIN FOUND (ID: 1455); THENCE S 02° 35' 37" E A DISTANCE OF 215.03' TO A 5/8 "IRON PIN FOUND (NO ID) IN THE EAST LINE OF THE CSX RAILROAD; THENCE WITH THE EAST LINE OF SAID CSX RAILROAD AS FOLLOWS: S 64° 33' 55" W A DISTANCE OF 258.97' TO A 5/8" IRON PIN FOUND (NO ID); THENCE ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 878.39', A RADIUS OF 3625.78', A CHORD BEARING OF N 40° 33' 23" W AND A CHORD LENGTH OF 876.25' TO A 1/2 "IRON PIN FOUND (NO ID); THENCE N 44° 33’ 50” E A DISTANCE OF 97.44’ TO A ½” IRON PIN FOUND (ID: 1708), SAID PIN BEING THE SOUTHWEST CORNER OF SAID MARDIS AND DOBBS PROPERTY; THENCE WITH THE SOUTH LINE OF SAID MARDIS AND DOBBS PROPERTY N 67° 58’ 06” E A DISTANCE OF 1513.13’ TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE 112 INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEEDS FROM HARVEY WALTER COOMBS, OF RECORD IN INSTRUMENT NO. 202204070040658; AND IN INSTRUMENT NO. 202204070040659, IN THE REGISTER’S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
Permitted Exceptions

1. Matters contained in Deed of recorded in Book 7753, Page 209, in the Register's Office of Davidson County, Tennessee.

2. Grant of Transmission Line Easement from Northfork Properties, Inc., a Tennessee corporation to United States of America, of record in Instrument No. 200011300117297, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Abandonment of a Portion of Certain Electric Transmission Line Right-of-Way, by and between United States of America and Tennessee Valley Authority, of record in Instrument No. 200012080121069, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Nashville 112 Investors, LLC, of record in Instrument No. 202211030118626, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 18, 2025 (date of document).

Affiant Signature

March 18, 2025
Date

State of Georgia

County of Fulton

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

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

