THIS INSTRUMENT WAS PREPARED BY:
Daniel M. Walter
Vice Cox & Townsend PLLC
2303 River Road, Suite 301
Louisville, Kentucky 40206

AFTER RECORDING MAIL TO:
Daniel M Walter
Vice Cox & Townsend PLLC
2303 River Road, Suite 301
Louisville, Kentucky 40206

Karen Johnson Davidson County
Batch# 1253775 DEEDWARRSP
03/28/2025 02:42:30 PM 6 pgs
Fees: $33.00 Taxes: $9,455.55
20250328-0023541

Address of New Owner:	Send Tax Bills To:	APN/Parcel ID No.:
BROWN CAPITAL, LLLP 3801 Billtown Road, Unit #99587 Louisville, Kentucky 40299	BROWN CAPITAL, LLLP 3801 Billtown Road, Unit #99587 Louisville, Kentucky 40299	034 02 0 115.00

SPECIAL WARRANTY DEED

On this 28 day of March, 2025, for the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **1800 GALLATIN INVESTORS**, a Tennessee general partnership also known as **1800 GALLATIN INVESTORS, G.P.**, a Tennessee general partnership, having an address at c/o Equinox 1800 Gallatin, 630 S. Maitland Avenue, Suite 100, Maitland, Florida 32751 ("**Grantor**"), hereby conveys, grants and releases unto **BROWN CAPITAL, LLLP**, a Kentucky limited liability limited partnership ("**Grantee**"), the following described real property:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "**Property**"), which is improved property, located at 1810 Gallatin Pike North, Madison, Tennessee 37115.

together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO real property taxes not yet due and payable; and those matters shown on Exhibit B attached hereto (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the premises aforesaid unto said Grantee and its successors and assigns forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor, but no further or otherwise.

[*Signature pages follow*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

1800 GALLATIN INVESTORS,
a Tennessee general partnership also known as 1800 GALLATIN INVESTORS, G.P., a Tennessee general partnership

By: Equinox 1800 Gallatin, a Tennessee general partnership
Its: Managing Partner

By: _____
Name: Ryan P. Stahl
Title: Managing Partner

STATE OF Florida)
) ss.
COUNTY OF Orange)

Before me, the undersigned authority, on this day personally appeared Ryan P. Stahl [check one] ☒ known to me or ☐ proved to me through _____ (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his capacity as Managing Partner of Equinox 1800 Gallatin, a Tennessee general partnership, the Managing Partner of 1800 Gallatin Investors, a Tennessee general partnership, on behalf of such general partnerships.

Given under my hand and seal of office this 27th day of March, 2025.

_____
Notary Public, State of Florida
Printed name: LAURA A. BRITO
Commission expires: 05/22/2025

LAURA ANN BRITO
MY COMMISSION # HH 102428
EXPIRES: May 22, 2025
Bonded Thru Notary Public Underwriters

STATE OF Kentucky

COUNTY OF Jefferson

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,555,555.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BROWN CAPITAL, LLLP, a Kentucky limited liability limited partnership

By: Brown Capital Management, LLC, a Kentucky limited liability company
Its: General Partner

By: _____
Name: Catherine Brown
Title: Manager

Sworn to and subscribed before me,
this 27th day of March, 2025.

Debbie K. Snellen

NOTARY PUBLIC

Debbie K. Snellen
Notary Public, ID KYNP63796
State at Large, Kentucky
My Commission Expires on Jan. 16, 2027

My Commission Expires: January 16, 2027

EXHIBIT A

Legal Description

BEING LOT 5, AS SHOWN ON THE MAP ENTITLED RE-SUBDIVISION OF LOT 4, RIVERGATE PARK, OF RECORD IN INSTRUMENT NO. 202306200046741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 1800 GALLATIN INVESTORS, A TENNESSEE GENERAL PARTNERSHIP, BY DEED DATED 12/26/2018 AND RECORDED 01/03/2019, FROM TRU TRUST 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20190103000599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS: 1810 GALLATIN PIKE NORTH, MADISON, TENNESSEE 37115

APN/PARCEL ID NO.: 034 02 0 115.00

EXHIBIT B

Permitted Exceptions

1. Subject to all mineral rights and all rights relating thereto.

2. Real estate taxes for 2025, and subsequent years.

3. Terms, conditions and provisions as set forth in Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Instrument Numbers 202107220098386, 202104130048754, 202306200046741, Plat Book 5200, Page 498, Plat Book 547, Page 126, Register's Office for Davidson County, Tennessee.

4. Terms, conditions and provisions as set forth in Reciprocal Easement and Operation Agreement recorded in Instrument Number 201901030000724, and as amended in Instrument Number 202106170081986, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Numbers 202306200046570 and 202010230123275, Register's Office for Davidson County, Tennessee.

6. Right of Way Easements recorded in Book 5494, Page 956, Register's Office for Davidson County, Tennessee.

7. Terms, conditions and provisions as set forth in Declaration of Cross-Easements, Rights, Obligations and Restrictions as set forth in Instrument Number 20210617-0081987 as amended by a First Amendment to Declaration of Cross-Easements, Rights, Obligations and Restrictions as set forth in Instrument Number 20230525-0039379.

Tennessee Certification of Electronic Document

I, Michelle Barry, 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 03/28/2025 (date of document).

Michelle Barry
Affiant Signature

03/28/2025
Date

State of New York

County of New York

Sworn to and subscribed before me this 28 day of March, 2025.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2025