Karen Johnson Davidson County
Batch# 1254675 DEEDWARRSP
04/01/2025 09:29:30 AM 8 pgs
Fees: $43.00 Taxes: $26,640.00
20250401-0024460

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE OUT ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RECORDING REQUESTED BY AND AFTER RECORDING RETURN TO:

RPB Nashville LLC
P.O. Box 990
Lockhart, Texas 78644

THIS INSTRUMENT PREPARED BY:

Chaiken Legal Group, P.C.
5960 W. Parker Rd., Ste. 278-194
Plano, TX 75093

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

KARL E. PETERS and wife, ANN M. PETERS, AND LEONARD AMDUR and wife, ALICE ROGAN, each an individual (jointly and severally, the "**Grantor**"), for a full valuable cash consideration to Grantor paid by **RPB NASHVILLE LLC**, a Texas limited liability company ("**Grantee**"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of that certain parcel of real property situated in Davidson County, Tennessee, and described in **Exhibit "A"** attached hereto (the "**Property**").

TO HAVE AND TO HOLD the Property, together with all appurtenances, rights, privileges, warranties, and easements benefiting, belonging, or pertaining thereto (including, without limitation, all development rights, minerals and mineral rights, water and water rights, and wastewater utility capacity and other entitlements related thereto), and all buildings and/or other improvements located thereupon belonging, including all right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, unto Grantee and Grantee's heirs, successors, and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of said Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions, hereinafter defined.

However, this conveyance is made subject to the exceptions indicated on **Exhibit "B"** attached hereto, to the extent that they are in effect and apply to the Property (collectively,

"**Permitted Exceptions**"). Grantee by acceptance of delivery of this deed accepts the Property subject to the Permitted Exceptions.

This conveyance is also made subject to the following restriction ("**Land Use Restriction**"):

> The groundwater beneath the Property shall not be used, accessed, or extracted unless required by a Government agency of competent jurisdiction or otherwise approved by the Tennessee Department of Environment and Conservation ("**TDEC**"). This Land Use Restriction prohibits the installation of groundwater wells intended for use as a potable water source.

Grantee's address: **And party responsible for tax bills:** RPB Nashville LLC
P.O. Box 990
Lockhart, Texas 78644

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,200,000.00.

Affiant

Sworn to and subscribed before me this 31st day of March, 2025.

[S E A L]

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires: May 8, 2029

[REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 27th day of March, 2025.

GRANTOR:

Karl E. Peters, an individual

Ann M. Peters, an individual

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

On this 27th day of March, 2025, before me personally appeared Karl E Peters, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Witness my hand, at office, this 27th day of March, 2025.

[S E A L]

Notary Public in and for the State of Tennessee

Exp. May 8. 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

On this 27th day of March, 2025, before me personally appeared Ann M. Peters, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Witness my hand, at office, this 27th day of March, 2025.

[S E A L]

Notary Public in and for the State of Tennessee

Exp. May 8. 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

GRANTOR:

Leonard Amdur, an individual

Alice Rogan, an individual

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

On this 27th day of March, 2025, before me personally appeared Leonard Amdur, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Witness my hand, at office, this 27th day of March, 2025.

[S E A L]

Notary Public in and for the State of Tennessee
Exp. May 8. 2028

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

On this 27th day of March, 2025, before me personally appeared Alice Rogan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Witness my hand, at office, this 27th day of March, 2025.

[S E A L]

Notary Public in and for the State of Tennessee
Exp. May 8. 2028

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, ALONG AND TO THE EAST OF ROSA PARKS BOULEVARD SOUTHWARD FROM THE INTERSECTION AT MONROE STREET, A PORTION OF LOTS 37, 41-44 AND ALL OF LOTS 38-40 DEPICTED ON THE ADDITION OF D.T. MCGAVOCK'S ESTATE, PLAT BOOK 1, PAGE 33, REGISTER'S OFFICE DAVIDSON COUNTY (HEREIN AFTER R.O.D.C., TN), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND IN THE SOUTHERN MARGIN OF MONROE STREET, HAVING A RIGHT OF WAY WIDTH OF 60 FEET, APPROXIMATELY 150 FEET EASTWARDLY FROM THE CENTERLINE INTERSECTION OF SAID MONROE STREET AND ROSA L. PARKS BOULEVARD, AT THE NORTHWESTERN CORNER OF THE CROSSROADS CAMPUS PROPERTY, INSTRUMENT NO. 20140502-0037596, R.O.D.C., TN, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 671,462.1 FEET AND EAST: 1,734,697.7 FEET, NAD83(2011), U.S. SURVEY FEET;

THENCE LEAVING SAID MONROE STREET AND ALONG THE WESTERN BOUNDARY OF SAID CROSSROADS CAMPUS PROPERTY, SOUTH 27 DEGREES, 36 MINUTES, 50 SECONDS EAST, 157.45 FEET TO A MAG-NAIL FOUND WITH WASHER STAMPED "RLS 2315" AT THE SOUTHWESTERN CORNER OF SAID CROSSROADS CAMPUS PROPERTY;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAME, NORTH 63 DEGREES, 22 MINUTES, 59 SECONDS EAST, 45.00 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET IN THE WESTERN MARGIN OF ALLEY #212;

THENCE LEAVING SAID CROSSROADS CAMPUS PROPERTY BOUNDARY AND ALONG THE WESTERN MARGIN OF SAID ALLEY PER RIGHT OF WAY DEDICATION OF RECORD IN INSTRUMENT NUMBER 20161102-0116068, SOUTH 27 DEGREES, 27 MINUTES, 58 SECONDS EAST, 42.61 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET IN THE NORTHERN BOUNDARY OF LOT 40 OF THE ABOVE REFERENCED ADDITION OF D. T. MCGAVOCK'S ESTATE;

THENCE ALONG THE NORTHERN BOUNDARY OF SAID LOT 40, NORTH 63 DEGREES, 25 MINUTES, 00 SECONDS EAST, 5.00 FEET TO A MAG-NAIL SET WITH A "DALE & ASSOCIATES" STAMPED WASHER AT THE NORTHEASTERN CORNER OF SAID LOT 40;

THENCE ALONG THE WESTERN MARGIN OF SAID ALLEY #212, SOUTH 27 DEGREES, 27 MINUTES, 58 SECONDS EAST, 50.00 FEET TO A 1/2-INCH IRON ROD FOUND LEANING AT THE SOUTHEASTERN CORNER OF SAID LOT 40 AND THE NORTHEASTERN CORNER OF LOT 39;

THENCE CONTINUING ALONG THE WESTERN MARGIN OF SAID ALLEY, SOUTH 27 DEGREES, 38 MINUTES, 54 SECONDS EAST, 143.88 FEET TO A MAG-NAIL FOUND WITH AN "RLS 1683" STAMPED WASHER AT THE NORTHEASTERN CORNER OF THE REGIONS BANK PROPERTY, INSTRUMENT NUMBER 20210222-0021105, R.O.D.C., TN;

THENCE LEAVING SAID ALLEY AND ALONG THE NORTHERN BOUNDARY OF SAID REGIONS BANK PROPERTY, SOUTH 63 DEGREES, 21 MINUTES, 59 SECONDS WEST, 149.99 FEET TO A MAG-NAIL FOUND WITH AN "RLS 2315" STAMPED WASHER IN THE EASTERLY MARGIN OF ROSA L. PARKS BOULEVARD AT THE NORTHWESTERN CORNER OF SAID REGIONS BANK PROPERTY;

THENCE ALONG THE EASTERN MARGIN OF SAID ROSA L. PARKS BOULEVARD, RIGHT OF WAY WIDTH VARIES, NORTH 27 DEGREES, 35 MINUTES, 40 SECONDS WEST, 143.97 FEET TO A 1/2-INCH CAPPED IRON ROD "RLS 2315" FOUND AT THE SOUTHWESTERN CORNER OF THE AFOREMENTIONED LOT 40;

THENCE CONTINUING ALONG THE EASTERN MARGIN OF SAID BOULEVARD, NORTH 27 DEGREES, 35 MINUTES, 08 SECONDS WEST, 50.04 FEET TO A 1/2-INCH CAPPED IRON ROD "RLS 2315" FOUND AT THE NORTHWESTERN CORNER OF SAID LOT 40;

THENCE ALONG THE NORTHERN BOUNDARY OF SAID LOT 40 AND THE RIGHT OF WAY OF SAID ROSA L. PARKS BOULEVARD PER DEDICATION IN INSTRUMENT NUMBER 20161102-0116068, R.O.D.C., TN, NORTH 63 DEGREES, 08 MINUTES, 55 SECONDS EAST, 0.57 FEET TO A 5/8-INCH CAPPED IRON ROD "DALE & ASSOCIATES" SET;

THENCE LEAVING THE NORTHERN BOUNDARY OF SAID LOT 40 AND ALONG THE EASTERN MARGIN OF SAID BOULEVARD, NORTH 27 DEGREES, 35 MINUTES, 08 SECONDS WEST, 185.29 FEET TO A MAG-NAIL SET WITH A "DALE & ASSOCIATES" STAMPED WASHER AT THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 24.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 19.69 FEET (CHORD: NORTH 12 DEGREES, 56 MINUTES, 42 SECONDS EAST, 19.14 FEET) TO A MAG-NAIL FOUND WITH A "RLS 2315" STAMPED WASHER IN THE SOUTHERN MARGIN OF THE AFOREMENTIONED MONROE STREET;

THENCE ALONG THE SOUTHERN MARGIN OF SAID STREET, NORTH 63 DEGREES, 26 MINUTES, 09 SECONDS EAST, 86.96 FEET TO THE POINT OF BEGINNING; CONTAINING 1.166 ACRES, OR 50,813 SQUARE FEET, MORE OR LESS, AND BEING THE KARL E. PETERS, ET AL PROPERTY, INSTRUMENT NUMBER 20240729-0056936, R.O.D.C., TN.

Being the same property conveyed to Karl E. Peters and wife, Ann M Peters, as to a one-half (1/2) undivided interest and to Leonard Amdur and wife, Alice Rogan, as to a one-half (1/2) undivided interest by Quitclaim Deed from Karl E. Peters and wife, Ann M. Peters, Leonard Amdur, individually, K & L Properties Partnership, a Tennessee general partnership consisting of Karl E. Peters and Leonard Amdur, and Peters Property Management, LLC, a Tennessee limited liability of record in Instrument No. 20240729-0056935 Register's Office for Davidson County, Tennessee, dated July 26, 2024 and recorded on July 29, 2024.

Map/Parcel: 082 13 0 148.00, 082 13 0 145.00, 082 13 0 144.00, 082 09 0 253.00

For informational purposes only: 1210, 1214, 1216, and 1220 Rosa L. Parks Blvd., Nashville, TN 37208

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easements retained by Metro Nashville with the Abandonment of Alley #213, Metro Council Bill No. 76-312.

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 27, 2025.

Date

Affiant Signature

March 31, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st 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