2

Karen Johnson Davidson County
Batch# 1269953 DEEDWARRSP
05/07/2025 02:28:30 PM 11 pgs
Fees: $58.00 Taxes: $39,978.50
20250507-0035850

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
CRP/INLIGHT REYNOLDS ROAD NASHVILLE PROPCO, L.L.C. 820 A1A N., Suite E21 Ponte Vedra Beach, Florida 32082	Same as New Owner	121-00-0-139.00 135-00-0-346.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WENDY MICHELLE GADSEY AND EDDIE GADSEY, TRUSTEES OF THE DEG IRREVOCABLE TRUST**, and **JASON B. CASEY, TRUSTEE OF THE SISTERS3 IRREVOCABLE TRUST**, both Tennessee Trusts dated October 29, 2024, as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CRP/INLIGHT REYNOLDS ROAD NASHVILLE PROPCO, L.L.C.**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being property commonly known as: 1686 and 1792 Reynolds Road, Nashville, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of April, 2025, but is effective as of the 7th day of May, 2025.

GRANTOR:

DEG IRREVOCABLE TRUST

Wendy Michelle Gadsey
WENDY MICHELLE GADSEY, Co-Trustee

Eddie Gadsey
EDDIE GADSEY, Co-Trustee

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wendy Michelle Gadsey and Eddie Gadsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of DEG IRREVOCABLE TRUST, a Tennessee trust dated October 29, 2024, the within-named Grantor, and that as such Co-Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of DEG IRREVOCABLE TRUST, as such Co-Trustees.

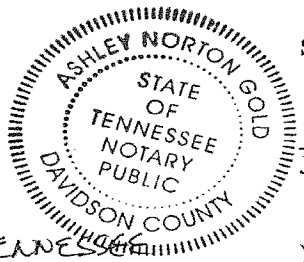
WITNESS my hand, at office, this 24th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 5-3-2027

[Signatures continue on following page]

SISTERS3 IRREVOCABLE TRUST



Jason B. Casey, Trustee

JASON B. CASEY, Trustee

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason B. Casey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of SISTERS3 IRREVOCABLE TRUST, a Tennessee trust dated October 29, 2024, the within-named Grantor, and that as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of SISTERS3 IRREVOCABLE TRUST, as such Trustee.

WITNESS my hand, at office, this 24th day of April, 2025.

Ashley Gold

NOTARY PUBLIC

My Commission Expires:
5-3-2027

STATE OF Tennessee

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $10,805,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 05 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 07-18-2028

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Exhibit "A"

Legal Description of Property

Parcel 1: - 1686 Reynolds Road

Being the following described real estate in Davidson County, Tennessee:

Map 121, Parcel 139:

A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the Northeast corner of Joe Casey land and on the Southerly margin of Reynolds Road; thence southerly with Joe Casey line 227 feet to an iron pin; thence easterly with Vernon Pugh line 60 feet to an iron pin; thence southerly along fence line 453 feet to an iron pin; thence easterly with Gardner 100 feet to an iron pin; thence northerly with Gardner 680 feet to an iron pin on the southerly margin of Reynolds Road; thence westerly with Reynolds Road 160 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Richard Joe Casey and Mary E. Casey, by Quitclaim Deed from Jason Casey, dated June 28, 1999, and recorded on December 6, 2000 as Instrument No. 20001206-0119873 in the Register's Office for Davidson County, Tennessee. Mary E. Casey having died on July 4, 2020.

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Parcel 2: 1792 Reynolds Road

Map 135, Parcel 346

Being the following described real estate in Davidson County, Tennessee:

A tract of land lying and being situated in the Second Civil District of Davidson County, Tennessee, located east of and adjacent to Reynolds Road, and including a portion of Lot 1, as shown on the Plan entitled "Joe Casey Property", recorded in Plat Book 5050, page 37, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument found in the easterly right-of-way of Reynolds Road at the northeast corner of the M. Lee Barrett, Jr. property, described in the deed recorded in Book 10068, page 523, said Register's office, said point laying North 75 degrees, 23 minutes, 26 seconds East 96.44 feet from a concrete monument at Barrett's Northwest corner, thence with the east right-of-way of Reynolds Road and a curve concave to the northwest, having a radius of 172.07 feet and a central angle of 70 degrees, 07 minutes, 38 seconds, and being subtended by a chord which bears North 31 degrees, 43 minutes, 18 seconds East 197.70 feet; thence northeasterly and northerly along said curve, a distance of 210.60 feet to a ½" diameter re-bar pin with cap set, thence North 03 degrees, 20 minutes, 31 seconds West tangent to said curve, a distance of 198.56 feet to a ½" diameter re-bar pin with cap set, the beginning of a curve tangent to said line; thence northerly and northwesterly a distance of 166.32 feet along the curve concave to the west, having a radius of 270.00 feet and a central angle of 35 degrees, 17 minutes, 38 seconds; thence North 38 degrees, 38 minutes, 09 seconds West tangent to said curve, a distance of87.60 feet to a ½" diameter re-bar pin with cap set at the beginning of a curve tangent to said line; thence northwesterly and northerly a distance of 84.09 feet along the curve concave to the northeast, having a radius of 250.00 feet and a central angle of 19 degrees, 16 minutes, 17 seconds to a ½" diameter re-bar pin with cap set at a point of cusp; thence leaving the right-of-way of Reynolds Road, South 85 degrees, 53 minutes, 32 seconds East, a distance of 752.39 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 53 minutes, 32 seconds East, a distance of 967.31 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 16 minutes, 24 seconds East, a distance of 288.58 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 46 minutes, 34 seconds East, a distance of 289.95 feet to a ½" diameter re-bar pin found; thence South 84 degrees, 23 minutes, 42 seconds East, a distance of 531.82 feet to a ½" diameter re-bar pin found at the northwest corner of the Theodore J. Vaughn property, described in the deed recorded in Book 10440, page 492, said Register's Office; thence, with a fence, South 05 degrees, 47 minutes, 10 seconds West, a distance of 691.64 feet to a ½" diameter re-bar pin with cap set; thence South 88 degrees, 45 minutes, 33 seconds East, a distance of 503.39 feet to a ½" diameter re-bar pin with cap set;

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thence South 04 degrees, 42 minutes, 36 seconds West, a distance of 205.00 feet to a ½" diameter re-bar pin with cap set; thence South 84 degrees, 22 minutes, 03 seconds East, a distance of 327.72 feet to a ½" diameter re-bar pin with cap set; thence North 83 degrees, 07 minutes, 57 seconds East, a distance of 620.00 feet to a ½" diameter re-bar pin with cap set; thence North 70 degrees, 37 minutes, 57 seconds East, a distance of 519.39 feet to a ½" diameter re-bar pin with cap set; thence North 85 degrees, 28 minutes, 45 seconds East, a distance of 212.14 feet to a ½" diameter re-bar pin with cap set in the west right-of-way of the Ned Shelton Road; thence with said right-of-way, South 31 degrees, 35 minutes, 36 seconds West, a distance of 135.00 feet to a ½" diameter re-bar pin found; thence leaving the right-of-way and running with a fence and the north boundary of the Buford Jones property, described in the deed recorded in Book 4055, page 480, said Register's Office, North 76 degrees, 31 minutes, 34 seconds West, a distance of 147.32 feet to a Cedar Tree at a fence corner; thence with the fence, South 46 degrees, 24 minutes, 21 seconds West, a distance of 605.73 feet to a ½" diameter re-bar pin with cap set at a fence intersection; thence continuing with the fence North 85 degrees, 00 minutes, 14 seconds West, a distance of 963.25 feet to a ½" diameter re-bar pin found; thence South 05 degrees, 46 minutes, 50 seconds West, a distance of 516.29 feet to a ½" diameter re-bar pin found in the north boundary of the Robert Bruce Long property, described in the deed recorded in Book 10928, page 993, said Register's Office, at a fence corner; thence North 84 degrees, 48 minutes, 45 seconds West, a distance of 544.74 feet to a ½" diameter re-bar pin found at the northeast corner of the Lucky Christian Maze property, described in the deed recorded in Book 5280, page 790, said Register's Office; thence North 79 deg., 25 minutes, 50 seconds West, a distance of 739.69 feet to a ½" diameter re-bar pin with cap set at a fence; thence South 80 degrees, 16 minutes, 03 seconds West, a distance of 95.45 feet to a ½" diameter re-bar pin found at a fence corner; thence North 74 degrees, 27 minutes, 36 seconds West, a distance of 143.32 feet to a ½" diameter re-bar pin found at Maze's northwest corner; thence South 18 degrees, 42 minutes, 22 seconds West, a distance of 352.74 feet to a ½" diameter re-bar pin with cap set at a fence corner; thence continuing with the fence South 24 degrees, 17 minutes, 10 seconds East, a distance of 302.65 feet to a ½" diameter re-bar pin with cap set; thence South 54 degrees, 54 minutes, 21 seconds East, a distance of 225.92 feet to a ½" diameter re-bar pin with cap set at the southwest corner of the Frances Darlene Smith property, described in the deed recorded in Book 5008, page 472, said Register's Office; thence South 41 degrees, 19 minutes, 13 seconds East, a distance of 217.82 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Dilmus Eugene Smith property, described in the deed recorded in Book 4896, page 923, said Register's Office; thence South 27 degrees, 47 minutes, 50 seconds East, a distance of 166.20 feet to a ½" diameter re-bar pin with cap set; thence south 16 degrees 45 minutes, 58 seconds East, a distance of 121.41 feet to a ½" diameter re-bar pin with cap set; thence South 6 degrees, 52 minutes, 21 seconds West, a distance of 20.00 feet; thence South 70 degrees 04 minutes, 53 seconds East, a distance of 10.00 feet to a fence corner; then South 19 degrees, 55 minutes, 07 seconds West, a distance of 83.69 feet to a ½" diameter re-bar pin with cap set on the west side of a 50 foot easement for ingress and egress;

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North 16 degrees, 45 minutes, 58 seconds West, a distance of 208.00 feet to a ½" diameter re-bar pin with cap set; thence North 27 degrees, 47 minutes, 50 seconds West, a distance of 155.44 feet to ½" diameter re-bar pin with cap set; thence North 41 degrees, 19 minutes, 13 seconds West, a distance of 205.94 feet to a ½" diameter re-bar pin with cap set; thence North 54 degrees, 54 minutes, 21 seconds West, a distance of 233.65 feet to a ½" diameter re-bar pin with cap set; thence North 24 degrees, 17 minutes, 10 seconds West, a distance of 228.60 feet to a ½" diameter re-bar pin with cap set at a fence corner, thence North 60 degrees, 11 minutes, 07 seconds West, a distance of 414.68 feet to a ½" diameter re-bar pin with cap set at

a fence corner; thence North 88 degrees 42 minutes, 00 seconds West, a distance of 388.45 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Kenneth H. Peek, II property, described in the deed recorded in Book 8977, page 833, said Register's Office; thence South 02 degrees, 49 minutes, 36 seconds East, a distance of 291.36 feet to a ½" diameter re-bar pin with cap set; thence North 81 degree 19 minutes, 16 seconds West, a distance of 212.45 feet to a ½" diameter re-bar pin with cap set; thence South 38 degrees, 19 minutes, 38 seconds East, a distance of 575.00 feet to a ½" diameter re-bar pin with cap set; thence South 20 degrees, 32 minutes, 55 seconds East, a distance of 209.13 feet to a ½" diameter re-bar pin with cap set at a fence corner; thence North 85 degrees, 57 minutes, 35 seconds East, a distance of 246.30 feet to a ½" diameter re-bar pin found; thence North 85 degrees, 41 minutes, 19 seconds West, a distance of 178.59 feet to a 50' diameter Poplar tree; thence North 85 degrees, 47 minutes, 42 seconds West, a distance of 589.69 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Houston T. Ezell property, described in the deed recorded in Book 7017, page 70, said Register's Office; thence North 05 degrees, 36 minutes, 43 seconds East, a distance of 1088.28 feet to a ½" diameter re-bar pin found at the northeast corner of the Jerry N. Williams property, described in the deed recorded in Book 5901, page 887, said Register's Office; thence North 85 degrees, 37 minutes 46, seconds West, a distance of 415.57 feet to a ½" diameter re-bar pin found at the southeast corner of the Steven Velen property, described in the deed recorded in Book 8322, page 1, said Register's Office; thence North 08 degrees, 13 minutes, 30 seconds East, a distance of 209.21 feet to a ½" diameter re-bar pin found; thence North 18 degrees, 41 minutes, 48 seconds East, a distance of 408.16 feet to a ½" diameter re-bar pin with cap set at the southwest corner of the aforesaid M. Lee Barrett, Jr. property; thence North 73 degrees, 36 minutes, 35 seconds East, a distance of 217.01 feet to a ½" diameter re-bar pin found; thence North 03 degrees, 53 minutes, 24 seconds West, a distance of 146.24 feet to a ½" diameter re-bar pin found; thence North 21 degrees, 14 minutes, 52 seconds West, a distance of 143.14 feet to the Point of Beginning. Containing 143.828 ACRES, more or less. All as shown on DBS & Associates Engineering drawing entitled: Boundary Survey of a portion of the Joe & Mary Casey Property and a portion of the Jason Casey property", dated June 28, 1999.

Being the same property conveyed to **WENDY MICHELLE GADSEY AND EDDIE GADSEY, TRUSTEES OF THE DEG IRREVOCABLE TRUST**, and **JASON B. CASEY, TRUSTEE OF THE SISTERS3 IRREVOCABLE TRUST**, both Tennessee Trusts dated October 29, 2024, as tenants in common, by quitclaim deed from Jason B. Casey and Wendy Michelle Gadsey, Trustees of the Richard Joe Casey Irrevocable Trust, a Tennessee Trust dated November 4, 2021 dated February 4, 2025 and recorded March 6, 2025 as Instrument No. 20250306-0016765, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Grant of Easement Transmission to Piedmont Natural Gas Company, Inc., by Instrument No. 20120224-0016263, and as Instrument No. 20120424-0035076, Register's Office for Davidson County, Tennessee.

3. Easement Agreement by and between Richard Joe Casey and wife, Mary E. Casey and FedEx Corporate Services, Inc., of record as Instrument No. 20080109-0002824, said Register's Office.

4. Agreement For Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record as Instrument No. 20080109-0002653, said Register's Office.

5. Agreement For Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010720-0077151, said Register's Office.

6. Application for Greenbelt Assessment of record as Instrument No. 20220316-0030687 and as Instrument No. 20220316-0030689, said Register's Office.

7. Matters on the Plan of record in Plat Book 5050, page 37, said Register's Office.

Certificate of Authenticity

I, Melissa Goclz, 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 05-07-2025.

Date

Affiant Signature

05-07-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of May, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)