1st

This instrument prepared by and after recording return to:

Dodson Parker Behm & Capparella, PC
1310 Sixth Ave. N.
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1270380 DEEDWARRSP
05/08/2025 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $11,470.00
20250508-0035986

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel No.:
ECG Hickory Hollow, GP 1030 16th Avenue South, Suite 500 Nashville, TN 37212	Same	163 00 0 285.00

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, Hickory Hollow Place, LLC, a Tennessee limited liability company ("**Grantor**"), herein this day has bargained and sold, and does hereby transfer and convey, unto ECG Hickory Hollow, GP, a Tennessee general partnership, its successors and assigns ("**Grantee**") the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto ("Land"); TOGETHER WITH any and all improvements, buildings, structures, fixtures, 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").

The Property is improved property known as 5243 Hickory Hollow Parkway, Antioch, Tennessee 37013.

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 ("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 and exhibits to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 7th day of May, 2025.

GRANTOR:

Hickory Hollow Place, LLC,
a Tennessee limited liability company

By: _____
Joan K. Raskin, Chief Manager

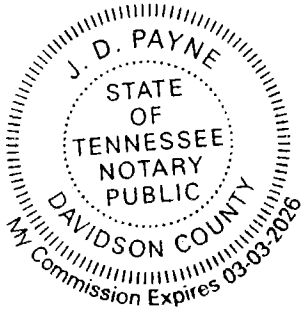
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the President of Hickory Hollow Place, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person in such capacity executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this the 7th day of May, 2025.

_____
Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $3,100,000.00.

_____
Affiant

Sworn to and subscribed before me,
this the 7th day of May, 2025.

_____
Notary Public

My Commission Expires:



Exhibit "A"

Legal Description of Property

Tract 1:

LAND lying in the First Civil District of Davidson County, Tennessee, lying North L & N Railroad, South of Cane Ridge Road relocated (Hickory Hollow Parkway), and West of Bell Road, and being Lot C-2 on the Resubdivision of Lot C-2, Section Fifteen, Hickory Hollow Mall, as of record in Book 6200, page 489, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Barge, Waggoner, Sumner & Cannon, Inc., dated December 10, 1986, and revised April 8, 1987, April 15, 198_7, May 13, 1987, June 1, 1987, June 4, 1987 and October 21, 1987, (the "survey"), as follows:

BEGINNING at a point in the southerly margin of Hickory Hollow Parkway, said point being approximately 170.83 feet from the northwesterly return of Bell Road; thence South 36° 12' 05" West 171.87 feet to a point; thence South 46° 38' *55"* West 196.00 feet to a point; thence North 43° 21' 05" West 174.00 feet to a point; thence, with the center line of a 40 foot wide public utility and joint access easement, North 46' 38' *55'* East 61.90 feet to a point; thence, continuing with said easement along a curve to the left, having a central angle of 28' 07' 16' and a radius of 400 feet, a distance of 196.32 feet to a point; thence North 18 ° 31' 39" East 45 .94 feet to a point on the southerly margin of Hickory Hollow Parkway; thence with said southerly margin along a curve to the right, a central angle of 17' 40' 26" and a radius of 730 feet and a distance of 225. 18 feet to the point of beginning.

Tract 2:

TOGETHER WITH THOSE appurtenant Joint Access Easements described more fully on the Plat of record in Book 5800, page 230, as amended in Book 6200, page 489, Register's Office for Davidson County, Tennessee, which are located on parcels adjacent to Tract 1 and benefit Tract 1 by virtue of the Reciprocal Access and Parking Easement, Restrictive Covenants and Sewer Services Easement of record in Book 6188, page 87, as amended by Consent and Agreement of record in Book 7063, page 98, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grantor, Hickory Hollow Place, LLC, a Tennessee limited liability company, from Edwin B. Raskin, Trustee, by Quitclaim Deed of record in Davidson County Register's Office, Instrument No. 20020628-0078108.

Exhibit "B"
Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 489, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 5800, page 230, Register's Office for Davidson County, Tennessee (Only affects Tract 2 mentioned above).

4. Reciprocal Access and parking Easement, Restrictive Covenants and Sewer Services Agreement of record in Book 6188, Page 87, in the Register's Office for Davidson County, Tennessee.

5. Traffic Light Easement of record in Book 8293, Page 341, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of Declaration of Protective Covenants for Hickory Hollow, by Hickory Hollow Associates, a joint Venture composed of Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corporation, of record in Book 5125, Page 769; as affected by Amendment to Declaration of Protective Covenants for Hickory Hollow in Book 5189, Page 947; Second Amendment to Declaration of Protective Covenants for Hickory Hollow in Book 5337, Page 933; Restated and Amended Declaration of Protective Covenants for Hickory Hollow in Book 5441, Page 968; Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow in Book 5792, Page 491; Second Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow in Book 5951, Page 26; Third Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow in Book 6011, Page 163; Fourth Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow in Book 6095, Page 948, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Consent and Agreement, by and between Country Hollow Nashville, Ltd., a Tennessee limited partnership, Hee Country Hollow, Nashville, Ltd., a Tennessee limited partnership, Patrick G. Emery and General Mills Restaurant Group, Inc. d/b/a the Red Lobster restaurant, a Florida corporation, Toys R US, Inc., a Delaware corporation and Shelton Harrison, of record in Book 7063, Page 98; as affected by Amendment of Consent and Agreement in Instrument No. 20040721-0086903; Amendment of Consent and Agreement in Instrument No. 20040721-0086904; Supplement to Consent and Agreement in Instrument No. 20040721-0086905, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Restriction Agreement, by and between Hickory Hollow Place, LLC, a Tennessee limited liability company and GMRI, Inc., a Florida corporation, of record in Instrument No. 20040721-0086906, in the Register's Office of Davidson County, Tennessee.

9. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 25-0198 prepared by J. Alan Cummings, TN RLS No. 2351 of Crawford & Cummings P.C. dated 2-18-2025 and last revised April 7, 2025.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 of document).

J Spruill

Affiant Signature

05/08/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

