2nd

Karen Johnson Davidson County
Batch# 1270380 DEEDWARRSP
05/08/2025 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $24,975.00
20250508-0035987

This instrument prepared by and after recording return to:

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

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 0 307.00

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, The Corner, LLC, a Tennessee limited liability company formerly known as ICM, 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 771 Bell Road, 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:

The Corner, 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 The Corner, 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.

_____ My Commission Expires:
Notary Public

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $ 6,750,000.00.

_____
Affiant

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

_____ My Commission Expires:
Notary Public

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Exhibit "A"

Legal Description of Property

BEING a parcel of land in Nashville, First Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in northeasterly quadrant of the intersection of Bell Road and Mt. View Road, being Lot No. J-1 as shown on the plan of Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace, of record in Book 5200, page 697, in the Register's Office of Davidson County, Tennessee ("R.O.D.C.") and being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way line of Mt. View Road, said point being N 53 deg. 00' W, 496.12 feet from the northerly right-of-way line of Bell Road, said point also being the southerly corner of Lot No. J-2, as shown on the plan of Section Three, Hickory Hollow Mall, as of record in Book 5190, page 92, R.O.D.C.; thence, leaving said right-of-way line with the southerly line of said Lot No. J-2, N 37 deg. 00' E, 288.77 feet to a point; thence, continuing with said line S 78 deg. 00' E, 349.65 feet to a point; thence, with the westerly line of Lot No. J-3 as shown on the plan of Hickory Hollow Terrace as of record in Book 5200, page 697, R.O.D.C., S 53 deg. 00' 244.96 feet to a point; thence, continuing with said line and the westerly line of Lot No. 2 Resubdivision the Hills of Hickory Hollow as of record in Book 6900, page 687, R.O.D.C., S 20 deg. 48' E, 208.72 feet to a point in the northerly right-of-way line of Bell Road; thence, with said line S 69 deg. 12' W, 347.03 feet to a point; thence, continuing with said right-of-way line with a curve to the right 68.51 feet to a point in the northeasterly right-of-way line of Mt. View Road, said curve having a central angle of 57 deg. 48', a radius of 67.90 feet, a tangent of 37.49 feet and a chord of N. 81 deg. 54' W, 65.64 feet; thence, with said right-of-way line N 53 deg. 00' W, 496.12 feet to the point of beginning, containing 255,595 square feet or 5.87 acres, more or less, according to survey dated November 19, 1996, last revised January 27, 1997 of Barge, Waggoner, Sumner and Cannon, Wendell H. Talley, Sr., Surveyor, Tennessee Registered Land Surveyor #785.

BEING the same property conveyed to ICM, LLC, a Tennessee limited liability company, from Osias Enterprises, Inc., a Tennessee Corporation, by Warranty Deed of Record in Book 10335 Page 455, Register's Office for Davidson County, Tennessee. Said ICM, LLC, a Tennessee limited liability company, is now known as The Corner, LLC, a Tennessee limited liability company, pursuant to the Articles of Amendment to the Articles of Conversion of record in Instrument No. 20080206-0012212, said Register's Office.

202505080035987

Exhibit "B"

Permitted Exceptions

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

2. All matters shown on the Plan of record in Plat Book 5200, Page 697, Register's Office for Davidson County, Tennessee.

3. Easements for gas lines of record in Bok 2203, Page 565 and Book 2243, Page 629; as assignment in Book 2875, Page 299; modified in Book 4457, Page 369, as amended by Partial Release of record in Book 5118, Page 797, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants set forth in Deed of record in Book 6215, Page 71, in the Register's Office for Davidson County, Tennessee.

5. Easements set forth in Deed of record in Book 6215, Page 71, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6406, Page 917, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easements, Water Mains and Appurtenances of record in Book 6631, Page 58, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6631, Page 61, in the Register's Office for Davidson County, Tennessee.

9. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the matters disclosed on the ALTA/NSPS Land Title Survey Job No. 24-016 prepared by J. Alan Cummings, TN RLS No. 2351 of Crawford & Cummings, P.C. dated 3-7-24, 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

