Karen Johnson Davidson County
Batch# 1272156 DEEDWARRSP
05/12/2025 01:14:30 PM 6 pgs
Fees: $33.00 Taxes: $16,927.50
20250512-0037229

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
870 Murfreesboro V2 LLC 45 Main Street, Suite 506 Brooklyn, NY 11201	106-00-0-179.00 106-12-0-027.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1230 Peachtree Street NE, 20th Floor Atlanta, Georgia 30309 Attn: Christine R. Norstadt		After recording, return to: Bradley Arant Boult Cummings LLP 1230 Peachtree Street NE, 20th Floor Atlanta, Georgia 30309 Attn: Christine R. Norstadt

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **C.O.T. NASH, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **870 MURFREESBORO V2 LLC,** a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

STATE OF Texas

COUNTY OF Harris

The actual consideration or value, whichever is greater, for this transfer is $4,575,000.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 2025.

LOREE ANNE COLLINS
Notary Public, State of Texas
Comm. Expires 12-08-2027
Notary ID 134674041

Notary Public
My Commission Expires: 12/08/2027

This is improved property located at 307 Wilhagan Road and 870 Murfreesboro Pike, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except Permitted Exceptions.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 6th day of May, 2025, to be effective as of May 9, 2025.

C.O.T. NASH, LLC,
a Delaware limited liability company

By: _____
Name: Frank Bardonaro, Jr.
Title: Member

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Bardonaro, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of C.O.T. NASH, LLC, a Delaware limited liability company, the within named bargainor, and is authorized to execute this instrument on behalf of C.O.T. NASH, LLC.

WITNESS my hand, at office, this 6th day of May, 2025.

LOREE ANNE COLLINS
Notary Public, State of Texas
Comm. Expires 12-08-2027
Notary ID 13467484-1

_____
Notary Public
My Commission Expires: 12/08/2027

[seal]

EXHIBIT A
THE PROPERTY

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Resubdivision of Lot 1 870 Murfreesboro Pike Property of record in Instrument No. 20201103-0128757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Parcel 2:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of 870 Murfreesboro Pike Property of record in Instrument No. 20180124-0007346, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same premises conveyed to C.O.T. Nash, LLC, a Delaware limited liability company, which acquired title by Special Warranty Deed made by Solley Family Partnership II, LTD, dated October 13, 2021 and recorded October 15, 2021 in Instrument Number 20211015-0138916 in the Office of the Clerk of Davidson County, Tennessee.

Parcel ID: 106-12-0-027.00 (Parcel 1) and 106-00-0-179.00 (Parcel 2)

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. Rights of tenants in possession under that certain Lease Agreement dated August 31, 2019 with Maxim Crane Work, L.P., as tenant, as amended from time to time.

3. Easements, restrictions, reservations, setbacks, notes and matters shown on "Final Plat 870 Murfreesboro Pike", recorded in Instrument Number 201801240007346, aforesaid records.

4. Easements, restrictions, reservations, setbacks, notes and matters shown on "Final Plat Resubdivision of Lot 1, 870 Murfreesboro Pike", recorded in Instrument Number 202011030128757, aforesaid records.

5. Permit to Southern Bell Telephone and Telegraph Company, recorded March 29, 1939 in Book 1066, Page 395, aforesaid records.

6. Terms and provisions as set forth in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded September 19, 1963 in Book 3618, Page 484, aforesaid records.

7. Terms and provisions as set forth in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded July 19, 1965 in Book 3913, Page 100, aforesaid records.

8. Easement to the City of Nashville and Davidson County, recorded May 22, 1967 in Book 4133, Page 631, aforesaid records.

9. Easement to the City of Nashville and Davidson County, recorded July 28, 1967 in Book 4156, Page 366, aforesaid records.

10. Terms and provisions as set forth in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded May 17, 1974 in Book 4816, Page 304, aforesaid records.

11. Sanitary sewer easement to the City of Nashville and Davidson County, recorded August 9, 1974 in Book 4842, Page 185, aforesaid records.

12. Terms, conditions, covenants, provisions, burdens and obligations as set forth in a Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded October 2, 2018 in Instrument Number 201810020097827 , aforesaid records.

Tennessee Certification of Electronic Document

I, Alejandra Quintero, 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 05/06/2025 (date of document).

Affiant Signature

05/12/2025
Date

State of New York

County of New York

Sworn to and subscribed before me this 6 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029