WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 01-04-2027

Karen Johnson
Batch # 1272495
05/13/2025 02 48 31 PM
Fees $18 00 Taxes $19,147 50
20250513-0037698

Davidson County
DEEDWARR
3 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
2421 LPMP, LLC	**New Owner**	
(NAME)	(NAME)	**095-04-0-028.00**
904 Adler Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEW INVESTMENT, LLC, AS TRUSTEE OF THE DEW PARTNERSHIP TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2421 LPMP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, Being Lot No 1 of the Revision of a Minor Subdivision of the George Durnin Tract, as shown on plat recorded at Instrument No, 20021125-0146044, register's office for Davidson County, Tennessee, to which reference is hereby made, and being more particularly described as follows·

Being that property, situated within Metropolitan Nashville, Davidson County, Tennessee, lying in the Southwest quadrant of the intersection of Lebanon Pike, U S Highway 70, and McGavock Pike, and being more particularly described as follows:

Beginning at a P K Nail set in the asphalt on the Southern right-of-way line of Lebanon Pike, having a varying right-of-way width, also being the Northeast corner of a tract of land deeded to Richard D Taylor, Sr and P T Clucker as recorded in Will Book 142, Page 27; thence with the Southern right-of-way line of Lebanon Pike, North 79 degrees 12 minutes 22 seconds East, a distance of 95.78 feet to a P K Nail set in asphalt; thence North 82 degrees 10 minutes 09 seconds East, a distance of 25 05 feet to a P K Nail set in Asphalt, thence with an offset in said right-of way, South 11 degrees 12 minutes 10 seconds East, a distance of 7 00 feet to an x mark made in a concrete sidewalk; thence continuing with said right-of-way, North 78 degrees 47 minutes 50 seconds East, a distance of 89.78 feet to an X Mark made in a concrete sidewalk, thence with a curve to the right, having a radius of 43 00 feet, and an arc length of 77 22 feet, (a tangent distance of 53.95 feet, and a chord distance of 67 25 feet), to a P K. Nail found; thence with an offset in the right-of-way, South 88 degrees 02 minutes 26 seconds East, a distance of 2.95 feet to a P.K. Nail found; thence with the Western right-of-way of McGavock pike, having a varying right-of-way width, South 03 degrees 48 minutes 23 seconds West, a distance of 251 37 feet, said point being North 03 degrees 48 minutes 23 seconds East, a distance of 50 00 feet from a concrete monument found at the Northeast corner of a tract of land deeded to HJL, L P as recorded in Deed Book 20000801, Page 75996 being the Southeast corner of above mentioned tract of which this description is a part; thence along a new division line, South 76 degrees 23 minutes 01 seconds West, a distance of 39 43 feet to a point; thence South 79 degrees 12 minutes 22 seconds West, a distance of 169 31 feet to a point; thence North 40 degrees 56 minutes 00 seconds West, a distance of 21 25 feet to a point, thence North 11 degrees 19 minutes 14 seconds West, a distance of 153.96 feet to a point in the South line of the Richard D Taylor tract as recorded in Will Book 142, Page 27, said point being North 78 degrees 40 minutes 46 seconds East, a distance of 125 38 feet from a tack found at the Southwest corner of said Taylor Tract, thence along the South line of Taylor, North 78 degrees 40 minutes 46 seconds East, a distance of 24 62 feet to a P K Nail set in asphalt at the Southeast corner of said Taylor tract; thence along the East line of Taylor, North 09 degrees 11 minutes 28 seconds West, a distance of 133 28 feet to the point of beginning

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to the State of Tennessee for roadway purposes by Deed of record in Instrument No 20241031-0083870, Register's Office Davidson County, Tennessee

Being part of the same property conveyed to Dwight Wagner Family Limited Partnership II, a Pennsylvania

Limited Partnership by Special Warranty Deed from Triangle Regency VI, LLC, a Delaware Limited Liability Company of record in Instrument No 20220126-0009259, Register's Office for Davidson County, Tennessee, dated January 06, 2022 and recorded on January 26, 2022.

Being part of same property conveyed to Dew Investment, LLC, as Trustee of The Dew Partnership Trust by Special Warranty Deed from Dwight Wagner Family Limited Partnership, II, a Pennsylvania Limited Partnership of record in Instrument No. 20240829-0066486, Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on August 29, 2024.

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No 20021125-0146044, Register's Office for Davidson County, Tennessee
- Traffic Pole Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8758, Page 421, Register's Office for Davidson County, Tennessee.
- Terms and conditions of a lease by and between MJM McGavock Partnership, a Tennessee General Partnership and Walgreen Co , an Illinois Corporation as evidenced in a Memorandum of Lease of record in 20031211-0177962, as affected by Instrument No. 20040419-0043925, as assigned and assumed in Instrument No 20050413-0041039; as assigned and assumed in Instrument No 20150821-0084662, as affected by Instrument No 20150824-0085337, Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2421 Lebanon Pike, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 9th DAY OF MAY, 2025

Dwight E Wagner
Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT E WAGNER, SOLE MEMBER of DEW INVESTMENT, LLC, AS TRUSTEE OF THE DEW PARTNERSHIP TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 9th of May, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin, 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 May 9, 2025 (date of document).

Dawn Martin
Affiant Signature

Date 5/9/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of May, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

