This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1277500 DEEDWARRSP
05/27/2025 10:40:30 AM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20250527-0041323

Name and Address of New Owner:
McKnight Family LLC and Russell Family Partners, LLC
C/O Horrell Company
3030 Sidco Drive

Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel No: 106-11-0-002-00 and 106-11-0-003-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Ann Bass Phillips Harmer, Trustee of The Stephen R. Wherry Trust fbo Ann Bass Phillips Harmer created UW of Stephen Robinson Wherry dated February 9, 2025, joined by Cumberland Trust and Investment Company, Executor of The Estate of Stephen R. Wherry** (hereinafter individually or collectively referred to as "Grantors") have bargained and sold and by these presents do hereby sell, give, transfer and convey unto **McKnight Family LLC, a Tennessee Limited Liability Company, as to a 50% undivided interest, and Russell Family Partners, LLC, a Tennessee Limited Liability Company, as to a 50% undivided interest, said interests being held together a tenants-in-common** (hereinafter individually or collectively referred to as "Grantees"), and any successors or assigns of the Grantees, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantees, and any successors or assigns of the Grantees, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said Real Estate in fee simple; that Grantors have good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantors do hereby covenant with Grantees that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise, provided however that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Executor but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of May, 2025.

Ann Bass Phillips Harmer

Ann Bass Phillips Harmer, Trustee of The Stephen R. Wherry Trust fbo Ann Bass Phillips Harmer created UW of Stephen Robinson Wherry dated February 9, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann Bass Phillips Harmer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the The Stephen R. Wherry Trust fbo Ann Bass Phillips Harmer created UW of Stephen Robinson Wherry dated February 9, 2025, the within named bargainor, and is authorized by the trust to execute this instrument on its behalf.

Witness my hand, at office, this ~~22nd~~ 23rd day of May, 2025.

Lindsay L. Hardin

Notary Signature
My commission expires: 3-9-2027

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of May, 2025.

Cumberland Trust and Investment Company, Executor of the Estate of Stephen R. Wherry*

By: Beth Lee, Trust Officer, CTIC

* Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate/trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beth Lee, on behalf of Cumberland Trust and Investment Company, Executor of the Estate of Stephen R. Wherry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, such action having been duly authorized and directed by the Probate Court for Davidson County, Tennessee, as provided in Letters Testamentary issued by said Court on March 19, 2025 under Docket 25P555.

Witness my hand, at office, this 22nd day of May, 2025.

Lindsay L. Hardin
Notary Signature
My commission expires: 3-9-2027

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of May, 2025.

Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

A fifty-percent (50%) undivided interest in the following

Property 1:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of part of Lot No. 8, C. T. Cole Subdivision, as shown on the plat of record in Plat Book 4595, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Property 2:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of part of Lot No. 8, C. T. Cole Subdivision, as shown on the plat of record in Plat Book 4595, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Property 1 and 2 being the same property conveyed to Steve R. Wherry, as to an undivided fifty (50%) percent interest, and 510 Foundation, a Tennessee non-profit corporation, as to an undivided fifty (50%) interest, as tenants in common, by Quitclaim Deed dated September 3, 2014, from Wherry & Elizer, L.P., a Tennessee limited partnership, of record in Instrument No. 20140904-0080990, Register's Office for Davidson County, Tennessee.

The said 510 Foundation, a Tennessee non-profit corporation, further conveyed their fifty percent (50%) interest to R & M Properties, a Tennessee general partnership, by Quitclaim Deed dated September 3, 2014, of record in Instrument No. 20140904-0080991, said Register's Office.

The said R & M Properties, a Tennessee general partnership composed of Benton G. McKnight and Michael A. Russell, further conveyed their interest to Benton G. McKnight, as to an undivided 50% interest, and Michael A. Russell, as to an undivided 50% interest, by Quitclaim Deed dated December 28, 2020, of record in Instrument No. 20201228-0153795, said Register's Office.

The said Michael A. Russell further conveyed his 50% undivided interest to Russell Family Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 28, 2020, of record in Instrument No. 20201230-0154781, said Register's Office.

The said Benton G. McKnight further conveyed his 50% undivided interest to McKnight Family, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 28, 2020, of record in Instrument No. 20201230-0154784, said Register's Office.

The said Steve R. Wherry, being one and the same person as Stephen Robinson Wherry, died testate on February 9, 2025. Ann Bass Phillips Harmer was appointed as the Trustee of the Residuary Trust, and Cumberland Trust and Investment Company was appointed as the Executor of the Estate of Stephen Robinson Wherry, pursuant to the Last Will and Testament of Stephen Robinson Wherry, of record in Case No. 25P555, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Title to the Real Estate is vested in Ann Bass Phillips Harmer, Trustee of The Stephen R. Wherry Trust fbo Ann Bass Phillips Harmer created UW of Stephen Robinson Wherry. The Estate of Stephen Robinson Wherry has joined in the conveyance to transfer its interest, if any, in the Real Estate.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 106-11-0-002-00 and 106-11-0-003-00. Current year taxes have been prorated between the parties at closng and assumed by the Grantees.

3. All matters shown on the Plan of record in Plat Book 4595, Page 171, said Register's Office for Davidson County.

I, Jeff Benz, 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 23, 2025.

Date: May 23, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 23, 2025.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29