2nd

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans, Attorney
1316 Adams Street, Suite 220
Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 1283559 DEEDWARRSP
06/09/2025 01:56:30 PM 8 pgs
Fees: $43.00 Taxes: $70,300.00
20250609-0045236

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
2126 Byrum Ave LLC 139 Tennyson Drive Short Hills, NJ 07078	2126 Byrum Ave LLC 139 Tennyson Drive Short Hills, NJ 07078	See attached Exhibit C

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 considerations, the receipt of which is hereby acknowledged, **83 Freight**, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **2126 Byrum Ave LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 5th day of June, 2025.

GRANTOR

83 Freight

By: _____

Jonathan McNabb, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jonathan McNabb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of 83 Freight, a Tennessee general partnership, the within named bargainor, and that he as such Partner and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Partner of the general partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of June, 2025.

MADISON HEARINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 7, 2026

_____
Notary Public

My commission expires: 9/7/2026

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $19,000,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Real Property Description

The Land is described as follows:

PARCEL A: Being Lot Nos. 41, 42, 43, 44, and 45 on the Map of Aldrich Bros. And Myers Subdivision Part of Lot No. 9 Rains Plan, of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PARCEL B: Being Lot Nos. 46, 47, 48 and 49 on the Map of Aldrich Bros. And Myers Subdivision Part of Lot No. 9 Rains Plan, of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PARCEL C: Being the northerly parts of Lots Nos. 50, 51, 52, and 53, the southerly one-half a 40 foot street, now closed, and that part of the abandoned alley immediately east of said property on the map of Aldrich Bros, and Meyers' Subdivision of Part of Lot No. 9 on the Rains Plan, of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee described according to a survey made by W.B. Southgate, Surveyor, dated January 8, 1940 as follows:

Beginning on the easterly margin of Byrum Avenue or Street at a point 361 feet 9 inches South of the southerly margin of Wingrove, or Morton Avenue; thence with the easterly margin of Byrum Avenue, southwardly 50 feet to a point 50 feet, more or less, North of the northwest corner of the property conveyed to Charles H. King and wife, by Deed from Marion Helen Grammer, of record in Book 1097, Page 243, said Register's Office; thence, eastwardly and parallel with said Kings northerly line 224 feet 9 inches, more or less, to the westerly line of Cumberland Park property; thence, with said line, northwardly 50 feet 1 inch; thence, westwardly 229 feet to the point of beginning.

Being the same property conveyed to 83 Freight, a Tennessee general partnership, from 83 Freight, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument Number 20200602-0056437, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Any rights, easements, interests, or claims in and to the alleys and roadways shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.

3. Public Utility and Drainage Easements , Right of Way Dedications, and Notes shown on the Plan of record as Instrument Number 20180910-0089675, Register's Office of Davidson County, Tennessee, shown on the Survey.

4. Stormwater Detention System that lies in a Public Drainage & Utility Easement as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by and between 83 Freight, LLC, and Metro Government of Nashville and Davidson County of record in Instrument Number 20171023-0108244, in the Register's Office for Davidson County, Tennessee, shown on Survey.

5. Easements for Sanitary Sewers and/or Storm Drainage as set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, of record in Book 4041, page 201, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

6. Subject to any and all easements as set forth in Book 1334, Page 69, in the Register's Office for Davidson County, Tennessee.

7. 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. 25-061atta.DWG prepared by Kevin David Crowe, TN RLS No. 1979 of Crowe - Wheeler and Associates dated 03-27-2025, and last revised 04-01-2025:

a. Fence crosses 3.3' onto subject property, Gravel drive crosses 3.6' onto subject property;

8. Subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, easements, options, burdens, assessments, liens, and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions of 83 Freight, a Condominium Development of record as Instrument No. 20250415-0028875, Register's Office for Davidson County, Tennessee, as amended and corrected by that certain Instrument of Correction of recorded in Instrument Number

202506090045235, in the Register's Office for Davidson County, Tennessee..

9. Charter Nonprofit Corporation for 83 Freight Condominium Association, Inc. of record in Instrument No. 20250306-0017095, Register's Office for Davidson County, Tennessee.

Exhibit "C"

Map & Parcel Numbers

105112P00100CO
105112P00200CO
105112P00300CO
105112P00400CO
105112P00500CO
105112P00600CO
105112P00700CO
105112P00800CO
105112P00900CO
105112P01000CO
105112P01100CO
105112P01200CO
105112P01300CO
105112P01400CO
105112P01500CO
105112P01600CO
105112P01700CO
105112P01800CO
105112P01900CO
105112P02000CO
105112P02100CO
105112P02200CO
105112P02300CO
105112P02400CO
105112P02500CO
105112P02600CO
105112P02700CO
105112P02800CO
105112P02900CO
105112P03000CO
105112P03100CO
105112P03200CO
105112P03300CO
105112P03400CO
105112P03500CO
105112P03600CO
105112P03700CO
105112P03800CO
105112P03900CO
105112P04000CO
105112P04100CO
105112P04200CO
105112P04300CO
105112P04400CO
105112P04500CO
105112P04600CO
105112P04700CO
105112P04800CO
105112P04900CO
105112P05000CO
105112P05100CO
105112P05200CO
105112P05300CO
105112P05400CO
105112P05500CO
105112P05600CO
105112P05700CO
105112P05800CO
105112P05900CO
105112P06000CO
105112P06100CO
105112P06200CO
105112P06300CO
105112P06400CO
105112P06500CO
105112P06600CO
105112P06700CO
105112P06800CO
105112P06900CO
105112P07000CO
105112P07100CO
105112P07200CO
105112P07300CO
105112P07400CO
105112P07500CO
105112P07600CO
105112P07700CO
105112P07800CO
105112P07900CO
105112P08000CO
105112P08100CO
105112P08200CO
105112P08300CO
105112P90000CO

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 06/06/2025 (date of document).

J Spruill

Affiant Signature

06/09/2025

Date

State of Tennessee

County of Williamson

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

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON