Karen Johnson Davidson County
Batch# 1283878 DEEDWARR
06/10/2025 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $68,450.00
20250610-0045644

NEW OWNER:

DM Nashville Airport LLC
6903 Congress St.
New Port Richey, FL 34653

SEND TAX BILLS TO:
NEW OWNER

Parcel ID No. 095 00 0 116.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILENO: 25-0575

D E E D

FOR AND IN CONSIDERATION of the sum of EIGHTEEN MILLION, FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($18,500,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **NASHVILLE AIRPORT PLATINUM, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DM NASHVILLE AIRPORT LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plat of Resubdivision of Weldon B. White, Jr., Trustee Subdivision of record in Book 7900, page 893, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Nashville Airport Platinum, LLC a Tennessee limited liability company from American Property investors-Nashville, LLC, a Delaware limited liability company a 17.69% undivided interest, API-Nashville, LLC, a Delaware limited liability company with respect to a thirty-six and 69/100 percent (36.69%) undivided interest, JEV-Nashville, LLC , a Delaware

limited liability company with respect to a seventeen and 76/100 (17.76%) percent undivided interest, Lynwood755-Nashville, LLC, a Delaware limited liability company with respect to a three and 37/100 percent (3.37%) undivided interest, MFT-Nashville, LLC, a Delaware limited liability company with respect to a three and 49/100 percent (3.49%) undivided interest and W.O.T.B-Nashville, LLC a Delaware limited liability company with respect to a twenty-one percent (21%) undivided interest recorded as Instrument No. 20070727-00889434 on July 27, 2007, in the Register's Office of Davidson County Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 412 Royal Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 893, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be 2025 shall be assumed and paid by Grantee.

WITNESS MY SIGNATURE hereto this 2nd day of June, 2025.

NASHVILLE AIRPORT PLATINUM, LLC

BY: _____
MITUL PATEL, Managing Member

STATE OF New Jersey

COUNTY OF Essex

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MITUL PATEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Managing Member** of **NASHVILLE AIRPORT PLATINUM LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 2nd day of June, 2025.

_____
NOTARY PUBLIC

My commission expires: March 22nd, 2028

SHANDA ODLE
Notary Public, State of New Jersey
My Commission Expires Mar 22, 2028

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The actual consideration or value, whichever is greater, for this transfer is **$ 18,500,000.00 .**

AFFIANT

Sworn to and subscribed to before me this the 2nd day of June, 2025.

NOTARY PUBLIC

My commission expires: March 22nd, 2028

SHANDA ODLE
Notary Public, State of New Jersey
My Commission Expires Mar 22, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sarina Oeub, 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 **June 2, 2025** (date of document).

Affiant Signature

5/1/2025
Date

State of Pennsylvania
County of Bucks
Sworn to and subscribed before me this **2nd** day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 3/24/28

Commonwealth of Pennsylvania - Notary Seal
Jonathan M. Love, Notary Public
Bucks County
My commission expires March 24, 2028
Commission number 1205745
Member, Pennsylvania Association of Notaries