Karen Johnson Davidson County
Batch# 1284440 DEEDWARRSP
06/13/2025 03:17:30 PM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20250613-0046404

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00. Affiant Subscribed and sworn to before me this 12TH day of June, 2025. Notary Public My Commission Expires: 7-6-28

PARKER R SEABOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
ARAH LLC 1622 Lebanon Pike Nashville, TN 37210	New Owner	094-00-0 051.00 094-00-0 054.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Warren Company, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto ARAH LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1620 and 1634 Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 12th day of June, 2025.

GRANTOR:

Warren Company, LLC
a Tennessee limited liability company

By: _____
Karen G. Cohen
Its: Authorized Signatory

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Karen G. Cohen, 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 herself to be the Authorized Signatory of Warren Company, LLC, a Tennessee limited liability company, and that as such Authorized Signatory acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of June, 2025.

_____
NOTARY PUBLIC

LINDA KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/22/29

BN 89823005v1

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:

A tract or parcel of land located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee and described as follows:

Beginning at an iron pin, set this survey, at the back of a side walk; the Northerly right-of-way margin of Lebanon Pike, also known as U.S. Highway 70-North, located approximately 1300 feet, more or less, East of the East right-of-way margin of Spence Lane and being a common corner to the Southeast corner of the Thomas R. Tenpenny property of record in Deed Book 6497, Page 140, R.O.D.C. TN and a Southwest corner of this tract; thence, leaving said Northerly margin of Lebanon Pike along the line common to Tenpenny and this tract, N 28 deg. 01'50" E, 75.49 feet to an iron pin, set this survey; thence, generally with a tree row and along the North line of Tenpenny and the North line of a second tract owned by Thomas R. Tenpenny of record in Deed Book 4354, Page 511, Register's Office for Said County, N 62 deg. 52'25" W, 226.00 feet to an iron pin set this survey in the East line of the William F. O'Donnell property of record in Deed Book 82, Page 173, Register's Office for said county; thence, with O'Donnell's East line N 06 deg. 35' 53" E, 98.00 feet to an iron pin set this survey; the Southwest corner of Tract Two and the Northwest corner of this tract; thence, leaving O'Donnell's East line, S 83 deg. 21'55" E, 487.63 feet to an iron pin set this survey in the West line of E.M. Davidson property of record in Deed Book 2341, Page 267, Register's Office for said county; the Southeast corner of Tract Two and the Northeast corner of this tract; thence, with Davidson's West line and the West line of Allen T. Sullivan, trustee, of record in Deed Book 6226, Page 412, Register's Office for said County, S 05 deg. 57' 39" W, 242.33 feet to an iron pin set this survey in the Northerly right-of-way margin of Lebanon Pike; thence, with said margin beginning a curve to the right having a delta of 7 deg. 19' 13", a radius of 2399.01 feet, a tangent of 153.46 feet and a chord of N 84 deg. 19'01" W 306.30 feet and passing two concrete highway monuments 306.51 feet to the Point of Beginning.

Tract II:

A tract of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Gilbert Louge's tract, not of record, described as follows:

Beginning on the Northerly margin of Lebanon Pike at the Southeast corner of the property conveyed to Charles A. Lane and wife, by deed from Gilbert S. Logue, et al, of record in Book 1404, Page 48, Register's Office for said County, being the corner of Lot Nos. 1 and 2; thence with the line between said two lots Northwardly 185 feet to the Southerly line of Lot No. 6; thence with same, S 67 deg. 30' E 100.5 feet to the Westerly line of Lot 3; thence with the line between said Lot Nos. 2 and 3, S 25 deg. 15' W 190.4 feet to the Northerly margin of Lebanon Pike; thence with the same Westwardly 100 feet to the beginning.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed to State of Tennessee for the use and benefit of the Department of Transportation, by right-of-way deed for highway purposes, of record in Book 5247, Page 645, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Warren Company, LLC, a Tennessee limited liability company, by deed from Rose Mary Green, unmarried and widow of Michael D. Green, deceased, of record in Instrument No. 202204060039811, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Terms and provisions of Right-of-Way Deed for Highway Purposes, by and between Juanita A. Hearn, unmarried and State of Tennessee for the use and benefit of the Department of Transportation, of record in Book 5247, Page 645, in the Register's Office of Davidson County, Tennessee.
3. Matters contained in Deed of recorded in Book 6561, Page 8, in the Register's Office of Davidson County, Tennessee.
4. Matters contained in Deed of recorded Book 6606, Page 223, in the Register's Office of Davidson County, Tennessee.
5. Matters contained in Deed of recorded in Book 6874, Page 97, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Thomas R. Tenpenny and Wilma Jean Tenpenny and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Book 7468, Page 635, in the Register's Office of Davidson County, Tennessee.
7. Matters contained in Deed of recorded in Book 8086, Page 209, in the Register's Office of Davidson County, Tennessee.
8. Terms and provisions of Grant of Overhead Line Easement, by and between Charles White and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 8363, Page 161, in the Register's Office of Davidson County, Tennessee.
9. Terms and provisions of Order Clarifying Rights to Easement of record in Instrument No. 202103010025284, in the Register's Office of Davidson County, Tennessee.
10. Matters contained in Deed of recorded in Instrument No. 202204060039811, in the Register's Office of Davidson County, Tennessee.
11. That portion of the land embraced within the bounds of any public road or thoroughfare.
12. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 06/ 10 /2025 (date of document).

Bainbridge Dillion
Affiant Signature

06/12/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

