THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sherrard Roe Voigt & Harbison, PLC
Attn: Mike Roberts, Esq.
1600 West End Ave. Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1306363 DEEDWARRSP
08/06/2025 10:24:30 AM 6 pgs
Fees: $33.00 Taxes: $3,552.00
20250806-0062394

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$960,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of July, 2025.

Notary Public

My Commission Expires:

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

For good and valuable consideration, BRUCE WILLIAM MOST, an individual ("**Grantor**"), hereby grants, bargains, sells, conveys, and confirms to THE LAB INVESTMENT PARTNERS LLC, a Tennessee limited liability company ("**Grantee**"), the real property located in Davidson County, Tennessee, legally described as:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to (i) all improvements located on the Property; (ii) all easements, if any, benefiting the Property; and (iii) all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO all unpaid, non-delinquent real property taxes, general and special taxes, bonds, and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title, interest, and hereditaments thereunto belonging or in any wise appertaining unto Grantee, and its successors and assigns in fee simple forever.

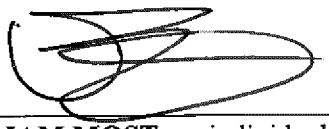
Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title thereto it will warrant and forever defend against the lawful claims of all parties claiming by, through or under Grantor, but not further or otherwise.

BY ACCEPTANCE OF THIS DEED, GRANTEE EXPRESSLY ACKNOWLEDGES, ACCEPTS, AND AGREES THAT EXCEPT FOR ANY WARRANTIES OF TITLE AS PROVIDED AND LIMITED IN THIS DEED BETWEEN GRANTOR AND GRANTEE UNTIL THEIR EXPIRATION DATE, (A) GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY; (B) TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND (C) GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY RELATING TO (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES, USES OR PURPOSES WHICH GRANTEE OR ANYONE ELSE MAY INTEND TO CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND (iv) THE COMPLIANCE OF THE PROPERTY WITH ANY APPLICABLE LAWS AND REGULATIONS.

[SIGNATURE ON FOLLOWING PAGE]

Dated this 31st day of July, 2025.

GRANTOR:



BRUCE WILLIAM MOST, an individual

ACKNOWLEDGMENT

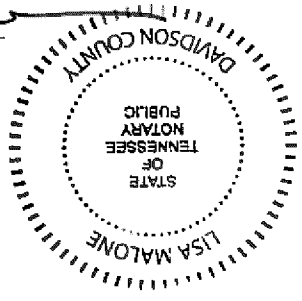
STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Bruce William Most, 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 himself to be such individual, and that as such individual, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 29 day of July, 2025.



NOTARY PUBLIC



My Commission Expires: 3.3.26

New Property Owner:

The Lab Investment Partners LLC
Attn: Alec Dragelin
922B Elvira Ave
Nashville, TN 37216

Property Address: 4303 Gallatin Pike, Units 103 and 104, Nashville, TN 37216

Mail Tax Bills to:

The Lab Investment Partners LLC
Attn: Alec Dragelin
922B Elvira Ave
Nashville, TN 37216

EXHIBIT A

LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 103 & 104 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing The Volta of record in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By- Laws for the administration thereof, and all easements, rights, and interest in favor of other 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 thereof; said Unit being depicted on Exhibit B to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration of Condominium.

Being a portion of the same property conveyed to W. H. Emery and Victor C. Emery, as joint tenants with specific right of survivorship by deed from Tennessee Baptist Children's Home, Inc., and Belmont University of record in Book 9766, page 806, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on August 18, 1995.

Being a portion of the same property conveyed to Greenline Partners, LLC by Warranty deed from W.H. Emery and Victor C. Emery of record in Instrument No. 20140825-0077408 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 25, 2014.

Being a portion of the same property conveyed to Greenline Partners, LLC by Quitclaim deed from Greenline Partners, LLC of record in Instrument No. 20150831-0088228 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on August 31, 2015.

Being a portion of the same property conveyed to Gallatin Pike Partners IV, LLC, a Tennessee limited liability company by Quitclaim deed from Greenline Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20151228-0129468 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Bruce William Most by Warranty deed from Gallatin Pike Partners IV, LLC of record in Instrument No. 20190624-0060892 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 24, 2019.

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 07/31/2025 (date of document).

Bainbridge Dillion
Affiant Signature

07/31/2025
Date

State of Tennessee –

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025 .

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

