THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249551** Karen Johnson Davidson County Batch # 1313914 **DEEDWARR** 08/25/2025 10 38 12 AM 2 pgs Fees $13 00 Taxes $61,975 00 20250825-0067692	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $16,750,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2025. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 14, 2027

WARRANTY DEED

Address New Owner: MWD2024 Property LLC 1001 Summit Blvd, Suite 1150 Atlanta, GA 30319	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 10 0 129.00

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, **4414 Tyne Boulevard Trust, dated August 24, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MWD2024 Property LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot in CONSOLIDATION PLAT OF 4414 TYNE BOULEVARD of record as Plat Instrument No. 20151217-0127030, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to WILLIAM T. CHAPMAN, IV, TRUSTEE of the 4414 TYNE BOULEVARD TRUST dated August 24, 2015, by Warranty Deed from GRACE K. JOHNSON, married, of record in Instrument No. 20150827-0086779, in the Register's Office of Davidson County, Tennessee, dated August 25, 2015 and recorded on August 27, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF 4414 TYNE BOULEVARD, as recorded in Plat Instrument No. 20151217-0127030.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page 185.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1049, Page 96-98.

Easement for Sanitary Sewer, recorded in Book 5787, Page 442.

Easement for Sanitary Sewer, recorded in Book 6104, Page 83.

This is improved property located at 4414 Tyne Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 22nd day of August, 2025.

4414 Tyne Boulevard Trust, dated August 24, 2015

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 4414 Tyne Boulevard Trust, dated August 24, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of August, 2025.

_____
Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027