Karen Johnson Davidson County
Batch# 1313921 DEEDWARRSP
08/25/2025 10:45:30 AM 6 pgs
Fees: $33.00 Taxes: $107,300.00
20250825-0067701

Prepared by and Return to:

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBER
TC 414 Union Holdings, LLC	TC 414 Union Holdings, LLC	
(NAME)	(NAME)	
4011 Armory Oaks Dr.	4011 Armory Oaks Dr.	93-2-3-188.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **414 UNION PARTNERS**, a Tennessee general partnership, the "***Grantor***" herein, has this day bargained and sold, and does hereby transfer and convey unto **TC 414 Union Holdings, LLC**, a Tennessee limited liability company, the "***Grantee***" herein, its successors and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

This is improved property, known as Philips Plaza, 414 Union Avenue, Nashville, Tennessee, and is the same real estate conveyed to Grantor by deed dated December 26, 2024, recorded as Instrument No. 20241226-0099790 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns in fee simple forever. 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 those encumbrances set forth on **Exhibit B**, attached hereto and made a part hereof (the "***Permitted Exceptions***").

Grantor further covenants and binds itself, its successors, assigns, and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

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

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer as of the 22nd day of August, 2025.

414 UNION PARTNERS
By: 414 Union Manager, LLC, its managing partner

By: A. T~P+
Name: A. Taylor Preston
Title: Authorized Person

STATE OF Tennessee
CITY/COUNTY OF Davidson

Personally appeared before me, Savannah Suiters, a Notary Public in and for said County and State, A. Taylor Preston, as the authorized signatory of 414 Union Manager, LLC, the managing partner of 414 Union Partners, a Tennessee general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 9th day of July, 2025.

SCS-E
Notary Public

My Commission Expires: _____

[Affix Notarial Seal]

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-25

Expires 11/3/25

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of property conveyed (whichever is greater) is $29,000,000.

AFFIANT:

Subscribed and sworn to before me this the 29th day of August, 2025.

My commission expires: 8/30/27

Notary Public

[Affix Notarial Seal]

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A TO SPECIAL WARRANTY DEED

PARCEL 1

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY SIDE OF FIFTH AVENUE NORTH BETWEEN UNION STREET AND DEADERICK STREET, BEING LOT NO. E-1, AS SHOWN ON THE PLAN OF COMMERCE PLACE AS OF RECORD IN BOOK 4885, PAGE 78, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT COORDINATES NORTH 646, 151.41, EAST 1,769,454.77, TENNESSEE STATE PLANE COORDINATE SYSTEM, SAID IRON PIN BEING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF UNION STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE NORTH; THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE N 27° 13' 06" W, 230.12 FEET TO A LEAD PLUG AT COORDINATES NORTH 646,356.05, EAST 1,769,349.51. SAID PLUG BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF- WAY LINE OF DEADERICK STREET; THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE N 62° 48' 35" E, 63.00 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE WESTERLY LINE OF LOT NO. E-2 AS SHOWN ON SAID PLAN OF COMMERCE PLACE, THE FOLLOWING CALLS: S 27° 11' 25" E, 17.75 FEET TO A POINT; S 72° 11' 25" E, 284.61 FEET TO A POINT; S 27° 37' 02" E, 8.90 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION STREET; THENCE, WITH SAID LINE S 62° 19' 38" W, 264.20 FEET TO THE POINT OF BEGINNING. CONTAINING 36,677 SQUARE FEET OR 0.84 ACRE, MORE OR LESS.

PARCEL 2 (EASEMENT)

NONEXCLUSIVE EASEMENTS FOR PEDESTRIAN ACCESS, MOTOR VEHICULAR ACCESS, PARKING, SERVICE, SUPPORT AND UTILITIES AS CREATED BY RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN BOOK 5253, PAGE 786, AS SUPPLEMENTED BY FIRST SUPPLEMENT TO RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN BOOK 5522, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS FURTHER SUPPLEMENTED BY SECOND SUPPLEMENT TO RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN BOOK 9172, PAGE 280, AS AMENDED BY THIRD AMENDMENT TO RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT AND TERMINATION OF PARKING CONCESSION AGREEMENT OF RECORD IN INSTRUMENT NO. 20051007-0121287; IN INSTRUMENT NO. 20051007-0121288 AND IN INSTRUMENT NO. 20051007-0121289 AND AS AMENDED BY FOURTH AMENDMENT TO RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN INSTRUMENT NO. 20070215-0019359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED BY FIFTH AMENDMENT TO RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN INSTRUMENT NO. 20140709-0060548.

EXHIBIT B TO SPECIAL WARRANTY DEED

[to be updated with Title Commitment]

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 08/22/2025 (date of document).

Bainbridge Dillion

Affiant Signature

08/22/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2025 .

Erica Allyn

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

