Karen Johnson Davidson County
Batch# 1316640 DEEDWARRSP
08/29/2025 01:44:30 PM 5 pgs
Fees: $28.00 Taxes: $16,668.50
20250829-0069481

THIS INSTRUMENT PREPARED BY: Hunter Kitchens, Esq. 3201 Trevor Street, Suite 150 Nashville, TN 37209	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,505,00000. **Affiant** Subscribed and sworn to before me, this 29th day of August 2025. Notary Public My Commission Expires:

VICTORIA L. FIELDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
ANOTHER 107 KENNER, LLC
107 Kenner Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
11603009300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **107 KENNER, G.P.**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANOTHER 107 KENNER, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Kenner Avenue and Ridgefield Drive intersection and being a

portion of Lot 79 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the in the westerly right-of-way of Kenner Avenue, said monument also being the nottheasterly corner common to Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract as recorded in Plat Book 421, Page 100, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of Kenner Avenue and continuing along with the northerly line of Lot 78 and southerly line of Lot 79 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, S 54°12'00" W a distance of 200.38' to a new iron pin monument, said monument being a point in the easterly line of Lot 1 of Woodmont Centre Subdivision as recorded in Plat Book 6900, Page 802, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly property line of Lot 78 of the Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract and continuing along with the easterly line of Lot 1 of Woodmont Centre Subdivision, N 35°48'00" W a distance of 93.50' to an existing 5/8" iron pin monument, said monument being the southwesterly corner common to the West End Properties, LLC Property as recorded in Record Book 9842, Page 922 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 1 of Woodmont Centre Subdivision and continuing along the southerly line of the West End Properties, LLC Property, N 54°12'00" E a distance of 200.38' to an existing 1" iron pipe monument in the westerly right-of-way of Kenner Avenue;

Thence continuing along with the westerly right-of-way of Kenner Avenue, S 35°48'00" E a distance of 93.50' to a new iron pin monument, which is the point of beginning, having an area of 18,736 square feet, 0.43 acres more or less.

All bearings based on Tennessee State Plane (NAO 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 10, 2025.

Being the same property conveyed to 107 KENNER GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from SDR REALTY COMPANY, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20250812-0064153, said Register's Office.

This is improved property known as 107 KENNER AVE., NASHVILLE, TN 37205.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise, subject to those exceptions on Exhibit A, attached hereto and incorporated herein by reference.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 29th day of August, 2025.

107 KENNER, G.P.,
a Tennessee general partnership

Jim Jacobs, Partner & Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jim Jacobs**, as Partner & Authorized Member for 107 Kenner, G.P., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2025.

Notary Public

My Commission Expires: 3·3·2026

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

This conveyance is made subject to:

1. All zoning ordinances or governmental regulations or restrictions.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

3. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 116-03-0-093.00.

   If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Certificate of Authenticity

I, Melissa Goelz, 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 August 29, 2025.

Date

Affiant Signature

August 29, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2025.

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON