Karen Johnson Davidson County
Batch# 1316889 DEEDWARRSP
09/02/2025 10:29:30 AM 6 pgs
Fees: $33.00 Taxes: $58,460.00
20250902-0069871

FROM: 565 Brick Church LLC,
an Illinois limited liability company

TO: FF Brick Church LLC,
a Delaware limited liability company

This instrument was prepared by:
Samuel A. Mandarino, Esq.
Brennan Investment Group, LLC
10275 W. Higgins, Suite 810
Rosemont, Illinois 60018

**NCS-1267969**

| Address New Owner as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| c/o Foxfield LLC<br>265 Franklin Street, Suite 1001<br>Boston, Massachusetts 02110 | Same | 06000009500 |

COMMONWEALTH OF MASSACHUSETTS )
COUNTY OF SUFFOLK )

The actual consideration or value, whichever is greater, for this transfer is Fifteen Million Eight Hundred Thousand and No/100 United States Dollars ($15,800,000.00).

Affiant, Jeffrey R. Theobald, President of FF Brick Church LLC

On this 27 day of August, 2025, before me, the undersigned notary public, Jeffrey R. Theobald, as President of FF Brick Church LLC, a Delaware limited liability company, personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as President of FF Brick Church LLC, a Delaware limited liability company, as the voluntary act of said limited liability company.

Vanessa Carbone
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 27, 2029

Notary Public

My Commission Expires: 07/27/2029

[NOTARIAL SEAL]

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten U.S. Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, 565 Brick Church LLC, an Illinois limited liability company (hereinafter called the "Seller") by these presents does transfer, sell and convey unto FF Brick Church LLC, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, those certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 565 Brick Church Park Drive, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all rights, appurtenances, hereditaments, estate, title and interest thereunto belonging or in any wise appertaining to Buyer, Buyer's successors and assigns, forever in fee simple.

Seller further covenants and binds Seller, Seller's representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims matters set forth on Exhibit B), but not further and/or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as August 29th, 2025.

SELLER: 565 BRICK CHURCH LLC,
an Illinois limited liability company

By: _____
Michael W. Brennan, Manager

STATE OF ILLINOIS )
)
COUNTY OF COOK )

Before me, Barbara Maka, a Notary Public in and for the County and State aforesaid, personally appeared Michael W. Brennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 565 Brick Church LLC, an Illinois limited liability company, the within named Seller, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal this 27 day of August, 2025.

OFFICIAL SEAL
BARBARA MAKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/26/2026

_____
Notary Public

My Commission Expires:_____



202509020069871

**EXHIBIT A**

**PROPERTY DESCRIPTION**

TRACT ONE:

THAT CERTAIN TRACT OR PARCEL of Land lying and being in Davidson County, Tennessee, being Lot 11 on the PLAN OF THE RE-SUBDIVISION OF LOTS 1, 2 AND 11, BRICK CHURCH BUSINESS PARK, PHASE TWO, as of record in Book 8250, Page 379, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT TWO:

EASEMENTS benefitting Tract One as set forth in that certain Access Easement Agreement made by William H. Hawkins, as Trustee, dated September 23, 2004, filed September 30, 2004, and being recorded as Instrument No. 20040930-0117781, of the aforesaid Records.

BEING the same property conveyed to 565 Brick Church LLC, an Illinois limited liability company, by Special Warranty Deed from Curb Nashville LLC, a Tennessee limited liability company, dated October 12, 2023, filed October 13, 2023, and being recorded as Instrument No 20231013-0080463 of the aforesaid Records.

ALL as more particularly shown and depicted on that certain ALTA/NSPS Land Title Survey dated July 11, 2025, and being last revised on August 18, 2025, prepared by BLEW Inc., and bearing the seal and certification of Tyler Reid Goodwin, Tennessee Registered Land Surveyor No. 3518, for FF Brick Church LLC, a Delaware limited liability company, Seacoast National Bank, a National Banking Association, Foxfield Acquisition LLC, a Delaware limited liability company, and First American Title Insurance Company.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

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

2. All matters shown on plat(s) of record recorded in Book 8250, Page 379, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants made by Charles W. Hawkins, III, Trustee, dated May 6, 1994, and being recorded in Book 9338, Page 19, of the aforesaid Records.

4. Terms and provisions of Access Easement Agreement by and between William H. Hawkins, Trustee, and Jamison Bedding, Inc., a Tennessee corporation, dated September 23, 2004, filed September 30, 2004, and being recorded as Instrument No. 200409300117781, of the aforesaid Records.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems made by Curb Nashville, LLC, dated April 23, 2019, filed May 17, 2019, and being recorded as Instrument No. 201905170046921, of the aforesaid Records.

6. The following matters as disclosed by that certain ALTA/NSPS Land Title Survey dated July 11, 2025, and being last revised on August 14, 2025, prepared by BLEW Inc., and bearing the seal and certification of Tyler Reid Goodwin, Tennessee Registered Land Surveyor No. 3518, for FF Brick Church LLC, a Delaware limited liability company, Seacoast National Bank, a National Banking Association, Foxfield Acquisition LLC, a Delaware limited liability company, and First American Title Insurance Company:

   a. The striped parking appears to extend beyond the eastern property line by as much as 9.3 feet.

**Tennessee Certification of Electronic Document**

I, SELENA RAMOS, 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 of document).

Affiant Signature

August 29, 2025
Date

State of Illinois

County of Cook

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

Notary's Signature

MY COMMISSION EXPIRES: 2-7-2029

NOTARY'S SEAL

OFFICIAL SEAL
**JUANITA A CHANDLER**
Notary Public - State of Illinois
Commission No. 1004222
My Commission Expires February 7, 2029