This instrument was prepared by:
Haley Duncan
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1318193 DEEDWARRSP
09/04/2025 12:53:30 PM 6 pgs
Fees: $33.00 Taxes: $12,487.50
20250904-0070788

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
3333 HYDES FERRY LLC 4 Star Point, Suite 204 Stamford, CT 06902	SAME	080-00-025.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MORRISON PROPERTIES, LLC**, a Kentucky limited liability company D/B/A MORRISON PROPERTIES – NASHVILLE ("Grantor"), has bargained and sold, and hereby transfers and conveys, **3333 HYDES FERRY LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered as to any act of Grantor, arising by, through, or under Grantor, except for those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

This is improved property known as 3333 Hydes Ferry Road, Nashville, Tennessee 37218.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective on this 2nd day of September, 2025.

GRANTOR:

MORRISON PROPERTIES, LLC, a Kentucky limited liability company D/B/A MORRISON PROPERTIES - NASHVILLE

By: Karen Morrison
Karen Morrison
Member

STATE OF WV)

COUNTY OF Cabell)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Karen Morrison, the Member of MORRISON PROPERTIES, LLC, a Kentucky limited liability company D/B/A MORRISON PROPERTIES – NASHVILLE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of August, 2025.

Lisa Mitchell
Notary Public

My Commission Expires: 3-5-29

LISA MITCHELL
Notary Public Official Seal
State of West Virginia
My Comm. Expires Mar 5, 2029
4034 Adizer Avenue Huntington WV 25705

STATE OF WV)
)
COUNTY OF Cabell)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,375,000.00.

Karen Morrison
Affiant

Sworn to and subscribed before me this 28 **day of** August, **2025.**

Lisa J. Mitchell
Notary Public

My commission Expires: 3-5-29

LISA MITCHELL
Notary Public Official Seal
State of West Virginia
My Comm. Expires Mar 5, 2029
4034 Altizer Avenue Huntington WV 25705

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lot One, Phillip McKee Property, as of record in Instrument No. 20001214-0123063, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morrison Properties, LLC, a Kentucky limited liability company D/B/A Morrison Properties - Nashville, by virtue of Special Warranty Deed from KSPJ, LLC, an Ohio limited liability company, now known as KSPJ-Nashville, LLC, an Ohio limited liability company, dated February 18, 2010, recorded February 19, 2010, in Instrument No. 201002190013035, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.

2. StormWater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20001212-0122338, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20001214-0123063, Register's Office for Davidson County, Tennessee.

4. Matters shown on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, RLS No. 3518, on behalf of BLEW Inc., dated July 17, 2025, bearing Project No. 25-5220 ("the Survey"):

    a. Fence along southerly property line and westerly crosses over property line
    b. Overhead power lines not within designated easement area

Tennessee Certification of Electronic Document

I, Will Norden, 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 9/2/2025 (date of document).

Will Norden
Affiant Signature

9-3-2025
Date

DISTRICT OF COLUMBIA: SS

State of _____

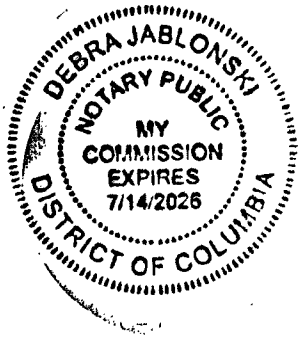
County of _____

Sworn to and subscribed before me this 3rd day of September, 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: July 14, 2026

NOTARY'S SEAL



DEBRA JABLONSKI
NOTARY PUBLIC, DISTRICT OF COLUMBIA
My Commission Expires July 14, 2026