Karen Johnson Davidson County
Batch# 1318870 DEEDWARRSP
09/05/2025 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $4,958.00
20250905-0070961

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,340,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2025. Notary Public My Commission Expires: 9/28/29

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Lincoln R. Potter 911 Southside Place Nashville, TN 37203	New Owner	134-00-0-111.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Green & Hall Properties, a Tennessee general partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto Lincoln R. Potter, an individual resident of the State of Tennessee ("Grantee"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1186 Antioch Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 4 day of September, 2025.

GRANTOR:

Green & Hall Properties,
a Tennessee general partnership

By: Rose Mary Green
Name: Rose Mary Green
Its: Authorized Representative

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Rose Mary Green, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Representative of Green & Hall Properties, a Tennessee general partnership, and that as such Authorized Signatory acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of September, 2025.

Geraldine Simmons Curry
NOTARY PUBLIC

My Commission Expires: 5/28/29

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Property located in Davidson County, Tennessee, being described as follows:

Beginning in the Northerly margin of Antioch Pike (formerly Mill Creek Valley Pike) being S 43 deg. 04' 38" E 150.49 feet from the Southernmost corner of W. Art Stinson (Book 7013, page 153, Register's Office for Davidson County, Tennessee) and 491.52 feet East of the intersection of Antioch Pike and CSX; Thence with the boundary of Tract IV of the property described in Book 7707, Page 100, Register's Office for Davidson County, Tennessee, N 42 deg. 59' 12" E 262.30 feet to a point which is South of and 50 feet distant from the centerline of the former Nashville Chattanooga and St. Louis Railroad Radnor Yard Main Track; Thence with a curve described as follows: Delta-01 deg. 03' 37"; Radius-2814.93 feet; Tangent-26.05 feet; Length - 52.09 feet; Chord -52.09 feet and Chord bearing-S 63 deg. 18' 15" E; Thence S 42 deg. 58' 40" W 280.35 feet; Thence with the margin of Antioch Pike N 43 deg. 04' 38" W 50.16 feet to the beginning.

Being the same property conveyed to GREEN & HALL PROPERTIES, a Tennessee general partnership by Warranty Deed from TGH Partnership, a Tennessee general partnership of record in Book 10798, Page 736, in Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.
2. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
3. Easement(s) contained in Deed of recorded in Book 270, Page 151, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Reciprocal Access and Cross Parking Easement, by TGH Partnership, a Tennessee general partnership, of record in Book 10798, Page 725, in the Register's Office of Davidson County, Tennessee.
5. Easement(s) contained in Deed of recorded in Instrument No. 20120228-0017172, in the Register's Office of Davidson County, Tennessee.
6. Easement(s) contained in Deed of recorded in Instrument No. 20140114-003779, in the Register's Office of Davidson County, Tennessee.
7. Location of railroad tracks/spurs on the land, and the rights of the railroad company servicing the railroad siding located on the land, in and to the ties, rails, and other properties constituting said railroad siding, and any rights to the use thereof.
8. Rights of the Railroad Company to expand its right of way to its full charter width.
9. Rights of parties in possession not shown by the Public Records.
10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated August 8, 2025, and last revised September 2, 2025, as prepared by Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., under Job No. 25092, as follows:
    a. Overhead power lines and an electric meter located on the property without the benefit of a specific easement.
    b. Parking spaces located on the adjacent property are accessible to the property without the benefit of a specific easement.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 9/3/2025 (date of document).

Erica Allyn
Affiant Signature

9/4/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of September, 2025.

Dyngelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

