Karen Johnson Davidson County
Batch# 1318970 DEEDWARRSP
09/05/2025 12:28:30 PM 8 pgs
Fees: $43.00 Taxes: $10,878.00
20250905-0071091

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

Matthew W. McMurtrey, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801
NCS-1238853

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
KD Old Hickory LLC 1345 Avenue of the Americas 46th Floor New York, New York 10105	KD Old Hickory LLC 1345 Avenue of the Americas 46th Floor New York, New York 10105	175-00-0-033.33; 175-00-020.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **PIERCE LAND COMPANY LLC**, a Tennessee limited liability company, whose mailing address is 2515 Brittany Drive, Nashville, Tennessee 37206, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **KD OLD HICKORY LLC**, a Delaware limited liability company, whose mailing address is 1345 Avenue of the Americas, 46th Floor, New York, New York 10105, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Montgomery County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**");

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith;

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Encumbrances**") but not any other title matters (*provided, however*, that reference thereto shall not serve to re-impose same);

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns in fee simple forever;

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the Property, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said

Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor, but against no other, subject, however, to the Permitted Encumbrances.

EXECUTED as of this 4th day of September, 2025.

[SIGNATURE PAGES TO SPECIAL WARRANTY DEED AND AFFIDAVIT OF VALUE FOLLOW]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed and sealed in the presence of:

Heather Townsend

[Print or Type Name]

Richard E. Winkler

[Print or Type Name]

PIERCE LAND COMPANY LLC, a Tennessee limited liability company

By: _____
Name: Jimmy Pierce
Its: Owner/Mngr

(CORPORATE SEAL)

STATE OF
COUNTY OF

Before me, Sharron Sims (name of notary public) of the state and county mentioned, personally appeared Jimmy Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner/Mngr (president or other officer authorized to execute the instrument) of PIERCE LAND COMPANY LLC, the within named bargainor, a Tennessee limited liability company, and that such Owner/Mngr (president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Owner/Mngr (president or other officer).

Witness my hand and seal, at office in Atlanta, GA, this 4th day of September, 2025.

Sharron Sims
Notary Public

My commission expires: 2-7-2027

SHARRON SIMS
Notary Public, Georgia
Cobb County
My Commission Expires
February 07, 2027

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,940,000.00, which amount is equal to or greater than the amount which the property transferred woudl command at a fair and voluntary sale.

Affiant:

KD OLD HICKORY LLC, a Delaware limited liability company

By: _____
Name: Timothy Bailey
Title: Treasurer

STATE OF ~~NEW YORK~~ Texas
COUNTY OF Dallas

On the 28th day of August, 2025, before me, the undersigned Timothy Bailey as Treasurer of **KD OLD HICKORY LLC**, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subjected to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the limited liability company upon behalf of which the individual acted, executed the instrument.

(NOTARY SEAL)

KELLE LANE
Notary Public, State of Texas
Comm. Expires 01-17-2029
Notary ID 130965730

_____
Notary Public, State of ~~New York~~ Texas

Printed Name: Kelle Lane
Notary Commission No.: 130965730
My Commission Expires: 1-17-2029

EXHIBIT A

The Property

TRACT 1:

BEING A TRACT OR PARCEL OF LAND LOCATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED BY DEED IN INSTR. #20061127_0145612, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID POINT BEING THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED TO TIM SMITH AND WIFE MELINDA SMITH BY QUITCLAIM DEED OF RECORD IN INSTR. #20090709_0064014, R.O.D.C. AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF THE AFOREMENTIONED TIM SMITH PROPERTY N 84DEG 07MIN 00SEC W, 578.38 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID NORTHERLY LINE OF SMITH WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD HOBSON PIKE N8DEG 17MIN 24SEC E, 22.96 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 7DEG 24MIN 48 SEC E, 124.87 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING WITH A CURVE TO THE RIGHT 114.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32DEG 43MIN 49SEC, A RADIUS OF 200.00 FEET AND A CHORD OF N 23DEG 46MIN 43SEC E, 112.70 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 40DEG 08MIN 37SEC E, 613.58 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 54DEG 17MIN 51SEC E, 92.52 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 69DEG 57MIN 46SEC E, 279.67 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUIN N 54DEG 54MIN 31SEC E, 68.98 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD S 6DEG 20MIN 45SEC W, 39.92 FEET TO AN EXISTING TDOT R/W MONUMENT,

THENCE, CONTINUING S 10DEG 50MIN 45SEC W, 385.19 FEET TO AN EXISTING TDOT R/W MONUMENT,

THENCE, CONTINUING WITH A CURVE TO THE RIGHT 588.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18DEG 46MIN 26SEC, A RADIUS OF 1,795.30 FEET AND A CHORD OF S 20DEG 13MIN 59SEC W, 585.63 FEET TO AN EXISTING TDOT R/W MONUMENT AND THE POINT OF BEGINNING.

TRACT 2:

BEING A TRACT OR PARCEL OF LAND LOCATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED BY DEED IN INSTR. #20061127_0145612, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PRESERVE BOULEVARD, SAID POINT BEING AN INTERIOR CORNER OF THE DEDICATED OPEN SPACE AREA AS SHOWN ON THE FINAL PLAT OF THE PRESERVE AT OLD HICKORY, SECTION ONE, AS OF RECORD IN PLAT INSTR. #20060824 – 0104545, R.O.D.C., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED DEDICATED OPEN SPACE AREA OF THE PRESERVE AT OLD HICKORY, SECTION ONE, S 72DEG 29MIN 27SEC E, 259.20 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID SOUTHERLY OPEN SPACE LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HOBSON PIKE 2 40DEG 08MIN 37SEC W, 401.49 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING WITH A CURVE TO THE LEFT 137.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32DEG 43MIN 49SEC, A RADIUS OF 240.00 FEET AND A CHORD OF S 23DEG 46MIN 43SEC W, 135.24 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EASTERLY LINE OF THE DEDICATED OPEN SPACE OF THE PRESERVE AT OLD HICKORY, SECTION ONE, N 7DEG 24MIN 48SEC E, 512.94 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP) AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PIERCE LAND COMPANY, LLC FROM SHEKHAR C. THAKUR BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 202401080001519, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Grant of Overhead Line Easement from Shekar Thakur to Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 200605030051240, in the Register's Office of Davidson County, Tennessee.
- Grant of Overhead Line Easement from Shekar Thakur to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government, of record in Instrument No. 200605030051241, in the Register's Office of Davidson County, Tennessee.
- ALTA / NSPS Land Title Survey prepared by Marty Cantrell, R.L.S., dated January 4, 2025, last revised January 11, 2025, under Job No. NONE, shows the following:
    - Sink hole located on Tract 1.
    - Stock pond located on Tract 1.

Tennessee Certification of Electronic Document

I, ___Katrina Strumidlo_____, 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 _September 5, 2025__ (date of document).

_____
Affiant Signature

____September 5, 2025_____
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 5 day of September, 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 9/12/28

NOTARY'S SEAL

