THIS INSTRUMENT WAS PREPARED BY:
Frost Brown Todd LLP
Attn: Monica E. Conley
150 3rd Ave South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1320862 DEEDWARRSP
09/10/2025 04:12:30 PM 6 pgs
Fees: $33.00 Taxes: $13,690.00
20250910-0072472

| Address of New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| 4233 Hurricane Creek LLC<br>c/o Charles Hawkins Co.<br>ATTN: L. Agnew<br>2920 Berry Hill Dr. Suite #100<br>Nashville, TN 37204 | New Owner | Map 175, Parcel 189.00 and 192.00 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TMI KENTUCKY HOLDINGS, LLC**, a Kentucky limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **4233 HURRICANE CREEK LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate situated in the City of Antioch, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 4233 and 4245 Hurricane Creek Blvd, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 9 day of September, 2025.

GRANTOR:

**TMI KENTUCKY HOLDINGS, LLC,**
a Kentucky limited liability company

By: Monica Conley
Name: Monica Conley
Title: Authorized Signatory

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE ME, the undersigned, a Notary Public, personally appeared Monica Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Signatory of TMI Kentucky Holdings, LLC, a Kentucky limited liability company, the within-named bargainor, and who further acknowledged that she, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Signatory for the said Limited Liability Company.

WITNESS my hand, at office, this 9 day of September 2025.

JACQUELYN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

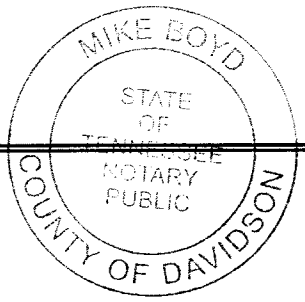
Jacquelyn Carter
Notary Public
Expiration: My Commission Expires September 5, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Three Million Seven Hundred Thousand and 00/100 Dollars ($3,700,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT, on behalf of Grantee

SUBSCRIBED and sworn to before me, this 10th day of September, 2025.




Notary Public
My Commission expires 5/9/2026

# EXHIBIT A

Property 1

4233 Hurricane Creek Boulevard

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Hurricane Creek Industrial Park, Section Six, of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Property 2

4245 Hurricane Creek Boulevard

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Hurricane Creek Industrial Park, Section Six, of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to TMI Kentucky Holdings LLC, a Kentucky limited liability company, by Special Warranty Deed dated July 14, 2022, from Charles Michael Johnson, a Tennessee resident, of record in Instrument No. 20220715-0081385, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable. Tax Map ID Numbers: 175-00-0-189-00 and 175-00-0-192-00. Current year taxes have been prorated at closing and assumed by the Grantee.

All Matters as shown on the Plan of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee.

Clearance Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1083, page 277, Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water Utility District of Davidson County, TN, of record in Book 4453, page 159, Register's Office for Davidson County, Tennessee.

All matters shown on the ALTA/ NSPS Land Title Survey of 4233 and 4245 Hurricane Creek Blvd by Gulf States Engineering, Inc., Douglas Ball-Chandler, TN RLS #2588, dated May 6, 2022, as Drawing No. TS22020V1.0

All matters shown on the ALTA/ NSPS Land Title Surveys of 4233 and 4245 Hurricane Creek Blvd by U.S. Surveyor, Michael J. Feldbusch, TN RLS #33198, dated July 17, 2025, as Job Nos. SS57233.DWG and SS57234.DWG.

I, Jeff Benz, 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 10, 2025.

Date: September 10, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 10, 2025.

Notary Public
My commission expires: 5/8/29

