Karen Johnson Davidson County
Batch# 1323461 DEEDWARRSP
09/17/2025 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $23,310.00
20250917-0074323

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The BRC3 Family Limited Partnership 7572 Whiskey Road College Grove, Tennessee 37046	Map/Parcel Nos.: 118 16 0 033.00 and 118-16-0-034.00	Same as New Owner
This instrument prepared by: W. Preston White, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **NORRIS AVENUE PROPERTY PARTNERSHIP** (successor by conversion to Norris Avenue, LLC), a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **THE BRC3 FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 608 Norris Avenue and 2967 Foster Creighton Drive in Nashville, Tennessee 37204.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor has the right to convey the Property and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[Signature on following page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,300,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 2025.

Notary Public
My Commission Expires: 11/8/2028

KATHERINE W EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2028

4924-9541-0023.3

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 17 day of September, 2025.



GRANTOR:

NORRIS AVENUE PROPERTY PARTNERSHIP,
a Tennessee general partnership

By: _____
Bond E. Oman, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, David Horn, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bond E. Oman, 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 Authorized Partner of Norris Avenue Property Partnership., the within named bargainor, a Tennessee general partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as the Authorized Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 15th day of September, 2025.

_____
Notary Public

My Commission Expires:
5-8-2028

EXHIBIT A

DESCRIPTION OF PROPERTY

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of SIDCO, SECTION 3, as of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Foster Creighton Drive at the corner of Lots 47 and 48; thence with the line between said lots Westwardly 210 feet to a point; thence Southwardly 131.65 feet to a point in the North margin of Norris Avenue; thence Eastwardly with said avenue 160 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 78.54 feet to a point in the margin of Foster Creighton Drive; thence with said drive, Northwardly 85.98 feet to the point of beginning.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of SIDCO, SECTION 3, as of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 115 feet on the Westerly side of Foster-Creighton Drive and runs back between parallel lines 210 feet to the center line of the private easement and measures 115 feet thereon.

Being the same property conveyed to Norris Avenue, LLC, a Tennessee limited liability company, by deed from James C. McPherson and Robert E. Kelley d/b/a M & K Partners, of record in Instrument No. 200501130004945, in the Register's Office for Davidson County, Tennessee. Norris Avenue, LLC was converted to Norris Avenue Property Partnership, a Tennessee general partnership, pursuant to that certain Certificate of Conversion of Norris Avenue, LLC Into Norris Avenue Property Partnership, a Tennessee General Partnership dated December 21, 2016,

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.
3. All easements, restrictions, covenants, rights-of-way, and other matters of record, to the extent currently affecting the Property without reimposing the same by this instrument.
4. All matters shown on plat of record in Book 2663, Page 41, in the Register's Office of Davidson.
5. Terms and provisions of Easement, by and between G. F. Cole, Jr., Substitute Trustee and Louisville and Nashville Railroad Company, a corporation, of record in Book 2499, Page 86, in the Register's Office of Davidson County, Tennessee.
6. That portion of the land embraced within the bounds of any public road or thoroughfare.
7. Rights of tenants pursuant to unrecorded leases.

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 9/15/2025 (date of document).

Erica Allyn
Affiant Signature

9/15/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON