Karen Johnson Davidson County
Batch# 1324155 DEEDWARRSP
09/19/2025 08:00:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250919-0074823

PREPARED BY:
Jay Y. McClure, Esq.
1661 Doncaster Drive
Atlanta, Georgia 30309

UPON RECORDING RETURN TO:
615 Asset Holdco I, LLC
c/o 615 Ventures
3343 N. Perimeter Hill, Suite 100
Nashville, Tennessee 37211
Attn: Zach Cook

BK/PG: 9829/835-843
25030293

9 PGS : DEED	
ALLYSON MUNOZ 1064602 - 25030293	
09/18/2025 - 03:13:37 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	40700.00
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	40748.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
200 Burkitt, LLC 3343 N. Perimeter Hill, Suite 100 Nashville, Tennessee 37211	**(SAME)**	**1860002600 (Davidson County, TN)** **03308203000 (Williamson County, TN)** **0330821000017033 (Williamson County, TN)**

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BURKITT COMMONS, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby grant, sell, transfer and convey unto **200 BURKITT, LLC,** a Tennessee limited liability company ("**Grantee**"), (i) all that certain real property located in the City of Nolensville, Williamson County and Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "**Property**").

This conveyance is subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

The property is improved property known as 200 Burkitt Commons Avenue, Nolensville, Tennessee 37135.

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

Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend to Grantee forever the title to the Property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of September, 2025.

GRANTOR:

BURKITT COMMONS LLC,
a Tennessee limited liability company

By: PGM Coro Manager II, LLC, its Manager
By: Coro Burkitt Manager, LLC, its Manager
By: Coro Realty Advisors, LLC, its Managing Member

By: _____
Robert P. Fransen, President

STATE OF GEORGIA
COUNTY OF FULTON

Before me, Julia Brown, of the state and county aforesaid, personally appeared **ROBERT P. FRANSEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Coro Realty Advisors, LLC, Managing Member of Coro Burkitt Manager, LLC, Manager of PGM Coro Manager II, LLC, Manager of **BURKITT COMMONS, LLC**, the within named Grantor, a Tennessee limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company by himself as President.

WITNESS my hand and seal at office in Fulton County, Georgia, this 16 day of September, 2025.

_____
Notary Public

My commission expires:

11/4/26

[Affix Notary Seal]

OFFICIAL SEAL
JULIA BROWN
Notary Public, Georgia
COBB COUNTY
My Commission Expires
November 4, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,000,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day of September 2025.

My commission expires:

Notary Public

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Situate in the 17th Civil District of Williamson County and the 31st Council District of Davidson County, being a portion of Lot 1, Burkitt Commons, Plat Book 68 Page 14, recorded in the Register's Office of Williamson County, Tennessee (ROWCT), also described in Instrument Book QC-201604210039021, recorded in the Register's Office of Davidson County, Tennessee (RODCT) and more particularly described as follows:

Beginning at an iron pin found in the easterly margin of the Nolensville Highway, said iron pin being a common corner with James N. McFarlin, et al Family Trust, Deed Book 6344 Page 970 (ROWCT); thence leaving said McFarlin line and with said margin of said Nolensville Highway, North 21°53'53" West a distance of 129.69 feet to an iron pin set; thence leaving said margin of said Nolensville Highway and through said Lot 1, Burkitt Commons the following seven (7) courses and distances: 1) North 68°09'47" East a distance of 74.45 feet to a point; thence 2) North 21°50'13" West a distance of 99.70 feet to a point; thence 3) South 68°09'47" West a distance of 7.07 feet to a point; thence 4) North 79°31'45" West a distance of 15.40 feet to a point; thence 5) South 68°09'47" West a distance of 6.92 feet to a point; thence 6) South 21°50'13" East a distance of 6.00 feet to a point; thence 7) South 68°09'47" West a distance of 47.63 feet to an iron pin set in said easterly margin of said Nolensville Highway; thence with said margin of said street with a curve turning to the left, a radius of 2916.79 feet, an arc length of 211.18 feet, a chord bearing of North 24°24'43" West , and a chord length of 211.13 feet to an iron pin set; thence leaving said margin of said road and through said Lot 1, Burkitt Commons the following six (6) courses and distances: 1) North 68°09'47" East a distance of 82.88 feet to a point; 2) thence North 21°50'13" West a distance of 106.87 feet to a point; 3) thence South 68°09'47" West a distance of 24.42 feet to a point; thence 4) South 21°50'13" East a distance of 5.93 feet to a point; thence 5) South 68°09'47" West a distance of 33.39 feet to a point; thence 6) North 23°43'20" West a distance of 5.27 feet to an iron pin set in the line of Nolensville Utility District, Deed Book 372 Page 672 (ROWCT); thence with said Nolensville Utility District the following three (3) courses and distances: 1)North 23°43'20" West a distance of 37.95 feet to a point; thence 2) South 79°07'10" West a distance of 29.41 feet to a point; thence 3) South 81°12'22" West a distance of 11.49 feet to a point in said easterly margin of said Nolensville Highway; thence with said margin of said Nolensville Highway with a curve turning to the left, a radius of 2916.79 feet, an arc length of 32.53 feet, a chord bearing of North 29°48'55" West and a chord distance of 32.53 feet to a point in the line of Regent Homes, LLC, Instrument Number QC-201604210039022 (RODCT); thence leaving said margin of said Nolensville Highway with the line of said Regent Homes, LLC the following eleven (11) courses and distances: 1) North 69°05'13" East a distance of 72.94 feet to a point; thence 2) South 20°54'47" East a distance of 5.00 feet to a point; thence 3) North 69°05'13" East a distance of 203.41 feet to a point; thence 4) South 20°54'47" East a distance of 132.00 feet to a point; thence 5) North 69°05'13" East a distance of 98.63 feet to a point; thence 6)South 21°24'09" East a distance of 212.51 feet to a point; thence 7) with a curve turning to the left, a radius of 60.00 feet, an arc length of 50.88 feet, a chord bearing of North 44°47'30" East , and a chord length of 49.37 feet to a point; thence 8)

South 20°54'47" East a distance of 118.66 feet to a point; thence 9) with a curve turning to the right, a radius of 27.88 feet, an arc length of 29.23 feet, a chord bearing of South 21°27'03" East , and a chord length of 27.91 feet to a point; thence 10) South 80°14'05" East a distance of 33.57 feet to a point; thence 11) South 20°54'47" East a distance of 64.49 feet to a point in the line of said James N. McFarlin, et al Family Trust; thence with said line of James McFarlin et al Family Trust the following eight (8) courses and distances: 1)South 54°51'42" West a distance of 3.00 feet to a point; thence 2) South 43°14'00" West a distance of 120.61 feet to a point; thence 3) South 58°36'29" West a distance of 81.90 feet to a point; thence 4) South 78°45'00" West a distance of 27.86 feet to a point; thence 5) South 55°25'50" West a distance of 76.62 feet to a point; thence 6) South 69°41'42" West a distance of 68.12 feet to a point; thence 7) South 79°58'18" West a distance of 31.01 feet to a point; thence 8) South 87°43'50" West a distance of 18.57 feet to the **Point of Beginning**, having an area of 4.534 acres (197,503 square feet), more or less.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Instrument No. 201801190006002; Instrument No, 201811160112828; Instrument No. 202006170063022; and Instrument No. 202410240082629, in the Register's Office of Davidson County, Tennessee.
3. Restrictions contained in Deed of recorded in Book 4933, Page 801, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between James N. McFarlin and William T. McFarlin and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200509080108101, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Burkitt Commons, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201709190095932, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Burkitt Commons, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 2017100110845, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Burkitt Commons, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201710300110846, in the Register's Office of Davidson County, Tennessee.
8. Charter of Burkitt Commons Homeowners Association, Inc., of record in Instrument No. 201801250008085, in the Register's Office of Davidson County, Tennessee.
9. Restrictions and option to repurchase contained in Deed of recorded in Instrument No. 201811130111790, as affected by Scrivener's Affidavit in Instrument No. 201812030117928, in the Register's Office of Davidson County, Tennessee.
10. Terms and provisions of Declaration Regarding Outparcels, by Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 202004300045540, as affected by First Amendment to Declaration of Regarding Outparcels in Instrument No. 202210050109871, in the Register's Office of Davidson County, Tennessee.

11. All matters shown on plat(s) of record in Plat Book P68, Page 14; Plat Book P72, Page 124; Plat Book P72, Page 144 as corrected in Book 7885, Page 703, in the Register's Office of Williamson County, Tennessee.
12. Easement(s) contained in Deed of recorded in Book 1481, Page 273, in the Register's Office of Williamson County, Tennessee.
13. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Ruth Marie McFarlin and The Metropolitan Government of Nashville and Davidson County, of record in Book 3678, Page 720, in the Register's Office of Williamson County, Tennessee.
14. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between James N. McFarlin and William T. McFarlin and The Metropolitan Government of Nashville and Davidson County, of record in Book 3678, Page 723, in the Register's Office of Williamson County, Tennessee.
15. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Burkitt Commons, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Book 7188, Page 409, in the Register's Office of Williamson County, Tennessee.
16. Right of Way Easement from Burkitt Commons, LLC to Middle Tennessee Electric Membership Corporation, a cooperative corporation, of record in Book 7237, Page 847, in the Register's Office of Williamson County, Tennessee.
17. Terms and provisions of Storm Water Maintenance Agreement, by and between Burkitt Commons LLC and The Town of Nolensville, of record in Book 7301, Page 321, in the Register's Office of Williamson County, Tennessee.
18. Restrictions and option to repurchase contained in Deed of recorded in Book 7499, Page 82, as affected by Scrivener's Affidavit in Book 7515, Page 439, in the Register's Office of Williamson County, Tennessee.
19. Terms and provisions of Declaration Regarding Outparcels, by Burkitt Commons, LLC, a Tennessee limited liability company, of record in Book 7913, Page 232, as affected by First Amendment to Declaration Regarding Outparcels in Book 9118, Page 718, in the Register's Office of Williamson County, Tennessee.
20. That portion of the Land contained within the boundary of, or contiguous to, a cemetery and all rights of ingress and egress thereto.
21. Rights of tenants in possession, as tenants only, under prior unrecorded leases, with no options to purchase or rights of first refusal.
22. Any facts, rights, interests or claims that may exist or arise by reason of all matters disclosed by that certain ALTA/NSPS survey made by Timothy Leigh Fish, RLS No. 3234, Millman Surveying, Inc. d/b/a CBRE Land Surveying on August 22, 2025, last revised September 17, 2025, designated Project No. 61707.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion , 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 09/18/2025 (date of document).

Bainbridge Dillion

Affiant Signature

09/18/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2025 .

Erica Allyn

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202509190074823