This Instrument Prepared by, and
after recording, please return to:
Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman

Karen Johnson Davidson County
Batch# 1326825 DEEDWARRSP
09/25/2025 12:04:30 PM 6 pgs
Fees: $33.00 Taxes: $22,940.00
20250925-0076598

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
540 COLLINS PARTNERS, LLC, a Delaware limited liability company c/o Alterra Property Group, LLC Two Town Place, Suite 220 Bryn Mawr, PA 19010	**540 COLLINS PARTNERS, LLC, a Delaware limited liability company** c/o Alterra Property Group, LLC Two Town Place, Suite 220 Bryn Mawr, PA 19010	163-00-0-141.00

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **The Lux Development Group, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto **540 COLLINS PARTNERS, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 540 Collins Park Drive, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 25th day of September, 2025.

GRANTOR:

The Lux Development Group, LLC, a Tennessee limited liability company

By: Alan Wise

Name: Alan Wise
Title: President

STATE OF Tennessee)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Alan Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of The Lux Development Group, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 24th day of September, 2025.

Notary Public

My Commission Expires: 10-21-2028

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(STATE OF Tennessee)

(COUNTY OF Rutherford)

The value or actual consideration for this transfer, whichever is greater, is SIX MILLION TWO HUNDRED THOUSAND AND 00/100THS DOLLARS ($6,200,000.00).

The Lux Development Group, LLC, a Tennessee limited liability company

By: Alan Wise
Name: Alan Wise
Title: President

SUBSCRIBED AND SWORN TO before me, this the 24th day of September, 2025.

Notary Public
My Commission Expires: 10-21-2028

(SEAL)

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Section Two, Collins Park, of record in Plat Book 11190, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to The Lux Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Crossroads Church of Antioch, a Tennessee not-for-profit corporation, dated January 7, 2020, and recorded January 9, 2020 in Instrument 20200109-0003084, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Terms and conditions of the lease, including but not limited to a right of first refusal, by and between The Lux Development Group, LLC and Wise Coaches, Inc. dated December 18, 2018.
3. All matters appearing on Plats recorded in Plat Book 11190, Page 119, aforesaid records.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Hickory Hollow Associates to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 9, 1987, and recorded in Book 7389, Page 165, aforesaid records.
5. Stormwater Detention Agreement by and between Century Land Company-Tennessee and the Metropolitan Government of Nashville and Davidson County, dated March 11, 1999, and recorded April 14, 1999 in Book 11432, Page 244, aforesaid records.
6. Term and conditions of unrecorded Billboard Land Lease Agreement, dated November 6, 2012, as evidenced of Abstract of Lease by and between Crossroads Church of Antioch, Lessor and Richardson Outdoor Advertising, Inc., an Alabama corporation, Lessee, recorded November 19, 2012 as Instrument No. 20121119-0106539; as amended by First Amendment to Billboard Ground Lease by and between Crossroads Church of Antioch, a Tennessee nonprofit corporation ("Lessor") and Richardson Outdoor Advertising, Inc., an Alabama corporation ("Lessee"), dated March 7, 2013, and recorded July 23, 2013 as Instrument No. 20130723-0076035; as assigned by Grant of Easement and Assignment of Lease by and between Crossroads Church of Antioch, a Tennessee nonprofit corporation to Eagle Point Outdoor, LLC, a Tennessee limited liability company, dated February 10, 2014, and recorded February 21, 2014 as Instrument No. 20140221-0015029, aforesaid records.
7. Easement Deed by Court Order In Settlement of Landowner Action – Lightnet Lines by and between Joe C. Meighan , Jr., et al, Plaintiffs, v. U.S. Sprint Communications Company, Defendant, recorded January 14, 2014 as Instrument No. 20140114-0003779, aforesaid records.
8. Easement contained in that Grant of Easement and Assignment of Lease by and between Crossroads Church of Antioch, a Tennessee nonprofit corporation to Eagle Point Outdoor, LLC, a Tennessee limited liability company, dated February 10, 2014, and recorded February 21, 2014 as Instrument No. 20140221- 0015029; as assigned by Assignment and Assumption of Grant of Easement from Eagle Point Outdoor, LLC to MH Outdoor Media, LLC, dated June 26, 2014, and recorded June 30, 2014 as Instrument No. 20140630-0057389, aforesaid records.
9. Grant of Overhead Line Easement from The Lux Development Group to Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board, dated April 22, 2024, and recorded April 25, 2024 as Instrument No. 20240425-0030012, aforesaid records, as approximately shown on Survey.
10. Any state of facts which a recent survey made of the Property would show.

Tennessee Certification of Electronic Document

I, Kristina M. Porter, 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 25, 2025 (date of document).

Affiant Signature

September 25, 2025
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 25th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/2029

NOTARY'S SEAL

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 618621
MY COMMISSION EXPIRES January 28, 2029