Special Warranty Deed

Karen Johnson Davidson County Batch# 1327326 DEEDWARRSP 09/26/2025 01:58:30 PM 5 pgs Fees: $28.00 Taxes: $11,655.00 20250926-0076973	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00. Affiant Subscribed and sworn to before me, this the 26th day of September 2025. Notary Public My commission expires: 9/5/2028

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

BETHANY SCHULTZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CVE, Inc. 530 Woodycrest Avenue Nashville, Tennessee 37210 Attn: Donald Orr	New Owner	053-00-0-041.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SOLES4SOULS, INC., an Alabama nonprofit corporation ("Grantor"), has, as of this 26 day of September, 2025 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto CVE, INC., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 319 Martingale Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein (the "Permitted Exceptions").

Subject to the Permitted Exceptions, Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

SOLES4SOULS, INC.,
an Alabama nonprofit corporation

By: _____
Name: Earnest C. Teaster, III
Title: President and CEO

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earnest C. Teaster, III, 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 President and CEO of Soles4Souls, Inc., the within named bargainor, an Alabama nonprofit corporation, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22 day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 03/01/2029

ASHLEE IGNOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Riverfront Shopping Center, Section 8, of record in Plat Book 11190, Page 17, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Soles4Souls, Inc. by Warranty Deed of record in Instrument No. 20100208-0009826, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025 and subsequent years.

2. All matters shown on the Plan of record in Plat Book 11190, Page 17, in the Register's Office for Davidson County, Tennessee (the "Register's Office").

3. All matters shown on the Plan of record in Plat Book 9700, Page 640, said Register's Office.

4. Declaration of Covenants, Conditions, and Restrictions for Riverfront Center I of record in Book 7584, Page 347, as amended in Book 8083, Page 496; Book 9470, Page 222; Book 11002, Page 1989; Instrument No. 20090804-0072962; and Instrument No. 20091228-0117166, said Register's Office.

5. Charter of Old Hickory Centre Owners Association of record in Book 11248, Page 869, said Register's Office.

6. Drainage easements as set out in Agreed Order of record in Book 5545, Page 512 and Book 5583, Page 717, as affected by Agreement Easements Rights of record in Book 7915, Page 247, said Register's Office.

7. Deed for an Easement for Sewer Line of record in Book 7536, Page 514, said Register's Office.

8. Stormwater Detention Agreement of record in Book 11256, Page 453, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20020822-0101872, said Register's Office.

10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20030225-0024622, said Register's Office.

11. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20030225-0024623, said Register's Office.

12. Declaration of Right-of-Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070529-0063318, said Register's Office.

202509260076973

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 09/26/2025 (date of document).

J Spruill
Affiant Signature

09/26/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of September, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

