This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37207
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1327923 DEEDWARRSP
09/29/2025 02:28:30 PM 6 pgs
Fees: $33.00 Taxes: $14,800.00
20250929-0077419

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Felterra Property Holdings, LLC 3800 Dickerson Pike, Nashville, TN 37207	Same Address as New Owner.	Map/Parcel 04-12-0-134.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FELTERRA PROPERTY HOLDINGS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> **ALL THAT TRACT OR PARCEL** of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); **TOGETHER WITH** any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, 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 Property in **FEE SIMPLE**, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 26 day of September, 2025.

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: President

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Hassan Mousavi, the President of **RICHLAND SOUTH, LLC**, a Tennessee limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, this 24 day of September, 2025.

My Commission Expires:
July 6, 2026

Notary Public

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,000,000.00.

Affiant

Sworn to and subscribed before me,
this 24 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 7/6/26

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

EXHIBIT "A"

Legal Description of the Property

Land lying and being in Davidson County, Tennessee.

Being Lot No. 1 on the plan of resubdivision of part of Lot 5, Section Two, Bellshire Estates as of record in Book 4350, page 18, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point, a concrete monument in the westerly margin of Dickerson Pike, at the beginning of a curve into Westchester Drive; thence with the margin of said Pike, northerly 175 feet to a point 200 feet south of the lot that was conveyed to Robert L. Eatherly by deed of record in Book 2596, page 515, Register's Office for said County; thence westerly 410.79 feet to a point; thence southerly 200 feet to the northerly margin of Westchester Drive; thence with the margin of said Drive, easterly 388.85 feet to the beginning of a curve; thence around said curve northeasterly 39.3 feet to the point of beginning.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20210222-0021317, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 4350, page 18, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens contained in the Declaration of Restrictions of record in Book 2294, Page 346, as amended in Book 4476, Page 565; Book 6399, Page 1; and Book 6693, Page 506, in the Register's Office for Davidson County, Tennessee; but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 September 26, 2025 (date of document).

Affiant Signature

September 26, 2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON