SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE. 1,130,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 30 DAY OF September, 2025. Notary Public MY COMMISSION EXPIRES: 11/8/27 (AFFIX SEAL)

BRANDY CATALANOTTO TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 2nd Ave North, Ste 205, Nashville, TN 37201

MG Street Holdings, LLC	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS 072 05 0 030.00
5780 HILDERBRAND DRIVE	As New Owner	
ATLANTA, GA 30328		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CALVIN WAYNE DALLAS

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MG STREET HOLDINGS, LLC
A Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

Karen Johnson Davidson County
Batch# 1330340 DEEDWARRSP
10/03/2025 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $4,181.00
20251003-0079226

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of September, 2025.

Calvin Wayne Dallas

CALVIN WAYNE DALLAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Wayne Dallas, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2025.

Vicki M. Glover

Notary Public

My Commission Expires: 3-6-29

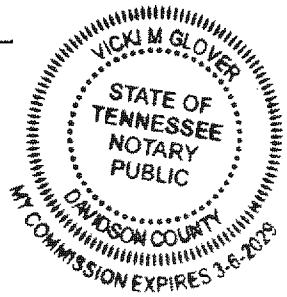


EXHIBIT A
Legal Description

Land in the 10th Ward of the City of Nashville formerly the 12th, Civil District of Davidson County Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, Page 134, Register's Office for Davidson County, described as follows:

Beginning at a point in the northerly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L. Thompson and wife, by Deed from George F. Roth, and wife, as of record in Book 1881, Page 95, Register's Office for Davidson County, Tennessee; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue; southerly 138.7 feet to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning.

Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by Deed of record in Book 4098, Page 589, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W.L. Thompson northerly 11.08 feet to a point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less and being a part of the same land conveyed to Johnson Lumber Company by Deed of record in Book 2995, Page 368, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Calvin Wayne Dallas by Deed of record in Instrument No. 20150421-0035574, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 134, Register's Office for Davidson County, Tennessee.
2. Easement to the State of Tennessee set forth in the Warranty Deed of record in Book 4098, Page 589, in the Register's Office for Davidson County, Tennessee.
3. Slope Easement described in the Deed of record in Instrument No. 20150421-0035574, Register's Office for Davidson County, Tennessee.
4. An Unrecorded Sign Lease with Lessee Lamar of Tennessee, LLC dated January 6, 2025 which is Assigned at closing.
5. Davidson County Property Taxes for the year 2025, a lien not yet due and payable.

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 29, 2025 (date of document).

Affiant Signature

September 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON