5

NEW OWNER:

1921 EHP, LLC
95 WHITE BRIDGE PIKE, SUITE 301
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 095-13-0-043.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 25-1049

Space for Recorder's Stamp

Karen Johnson
Batch # 1334742
10/16/2025 09:31:57 AM
Fees: $28.00 Taxes: $12,210.00

Davidson County
DEEDWARRSP
5 pgs

20251016-0082312

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Million Three Hundred Thousand and 00/100 Dollars ($3,300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WESTCHASE PARTNERS, L.L.C., for the benefit of WESTCHASE SERIES 1, a series of WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **1921 EHP, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of
1921 ELM HILL PIKE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except for those liens, easements, encumbrances and exceptions, listed in **EXHIBIT "B"** attached hereto and incorporated herein by reference; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 14TH day of October, 2025.

WESTCHASE PARTNERS, L.L.C., for the benefit of WESTCHASE SERIES 1, a series of WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company

BY: _____
WESTON COWDEN, Manager

By: _____
CHASE COWDEN, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **WESTON COWDEN and CHASE COWDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **MANAGER and MEMBER, respectively,** of **WESTCHASE PARTNERS, L.L.C., for the benefit of WESTCHASE SERIES 1, a series of WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company**, the within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized members.

WITNESS my hand and official seal at office this 14th day of October, 2025.

_____
NOTARY PUBLIC

My commission expires: 8/3/27

GREGORY S. GILL
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$3,300,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of October, 2025.

NOTARY PUBLIC

My commission expires: 11/26/2028

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Plan of Nationwide Subdivision, of record in Book 6900, Page 305, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **WESTCHASE PARTNERS, L.L.C., for the benefit of WESTCHASE SERIES 1, a series of WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company**, by Warranty Deed from CRB Properties, LLC, a Tennessee limited liability company, dated July 14, 2017, and of record in Instrument Number 20170721-0073971, in the Register's Office for DAVIDSON County, Tennessee.

EXHIBIT "B"
PERMITTTED ENCUMBRANCES

1. General or special taxes and assessments for the years 2026, and subsequent years, not yet due and payable.
   Map-Parcel: 095-13-0-043.00

2. Subject to any and all matters as shown on the plat of record in Plat Book 6900, Page 305.

3. Subject to the following matters as shown on the ALTA As-Built Survey prepared by Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, TN 37204, Phillip E. Holmes, Jr., TN R.L.S. No. 1728, dated December 28, 2016, as last revised and updated on August 21, 2025, and designated as File Number 16018:

   a. Concrete pad/retaining wall encroachment.
   b. Drainage pipes encroachment.

4. Subject to rights of tenants, as tenants only, under recorded or unrecorded leases.