Karen Johnson Davidson County
Batch# 1339229 DEEDWARRSP
10/29/2025 08:45:30 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20251029-0085958

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Wildstar Holdings, LLC
ATTN: Aubrey Phillips
4118 Legend Hall Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map & Parcel No: 091-14-0-222-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Kimmel Realty Co., Inc., a Tennessee Corporation** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wildstar Holdings, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of October, 2025.

Kimmel Realty Co., Inc., a Tennessee Corporation

By: Kimberly Rust
Kimberly Rust, President

STATE OF Washington]

COUNTY OF King]

Before me, a Notary Public in and for the aforementioned state and county, personally appeared Kimberly Rust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Kimmel Realty Co., Inc., a Tennessee corporation, the within named bargainor, and that she, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, this 27th day of October, 2025.

Notary Signature

My commission expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Kimberly Rust
Affiant

STATE OF Washington]

COUNTY OF King]

Sworn to and subscribed before me this 27th day of October, 2025.

Notary Signature
My commission expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
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EXHIBIT A

Legal Description

A small tract of land in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, and partly in the 12th formerly the 25th, Ward of the City of Nashville, described as follows:

Beginning at a point in the westerly margin of Richland Avenue 314 feet southerly from the southwest intersection of said Avenue and Charlotte Pike; thence westwardly and parallel with the southerly margin of Charlotte Pike 200 feet to a point; thence north 15 1/2 degrees west 64 feet to the center line of a rock wall in the southerly line of the S. C. Lewis property; thence along the center line of said rock wall, south 74 1/2 degrees west 202 feet, more or less, to the easterly bank of Richland Creek; thence down the bank of said Creek in a southwesterly direction 190 feet, more or less, to a point; thence north 74 1/2 degrees east 523 feet, more or less, to the westerly margin of said Avenue; thence with said Avenue, north 15 1/2 degrees west 50 feet to the beginning.

Being all the same property conveyed to Kimmel Realty Co., Inc., a Tennessee corporation, by Warranty Deed dated May 23, 1995, from H. Bryant Liggett of record in Book 9681, Page 301, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 327B 54th Avenue North, Nashville, TN 37209.

EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 091-14-0-222-00. Current year taxes have been prorated between the parties, and paid as part of closing.

Easement for sewer referenced in the Deeds of record in Book 2393, Page 559, and Book 8173, Page 472, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 815, Book 8917, Page 579, and Book 8917, Page 583, said Register's Office.

Easement for building encroachment of record in Book 7810, Page 90, said Register's Office.

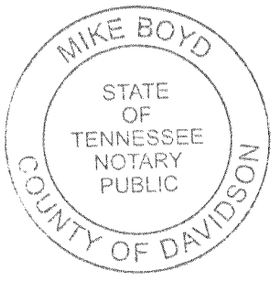
Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.

I, Jeff Benz, 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 the 28th day of October, 2025.

Date: October 28, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of October, 2025.



Notary Public
My commission expires: 5/9/2026