Karen Johnson Davidson County
Batch# 1347536 DEEDWARRSP
11/18/2025 10:47:30 AM 6 pgs
Fees: $33.00 Taxes: $19,425.00
20251118-0091717

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $5,250,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2025. Notary Public My Commission Expires: 9.3.2029

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 03 2029

Address New Owner As Follows:
AHST 479 LLC
401 Cowan Street
Nashville, TN 37207

Send Tax Bills To:
SAME

Map-Parcel Number:
079-00-0-013.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERRY FAMILY, LLC**, a Tennessee limited liability company, ("Grantor"), has bargained and sold, and hereby transfers and conveys unto **AHST 479 LLC**, a Tennessee limited liability company, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set out on Exhibit B attached hereto and incorporated herein by this reference.

This is improved property known as 7121 Cockrill Bend Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set out on Exhibit B. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not further or otherwise.

{Signature page to follow}

IN WITNESS WHEREOF, this Special Warranty Deed is executed on the 17th day of November, 2025.

MERRY FAMILY, LLC,
a Tennessee limited liability company

By: _____
William M. Merry, Jr.
Chief Manager and Member

By: _____
Keith Merry
Secretary and Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Merry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager and a member of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at Nashville, Tennessee, this 17th day of November, 2025.

_____
Notary Public

My Commission Expires: 9.3.2029

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 03, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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_____
Notary Public

My Commission Expires: 9.3.2029

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 03, 2029

EXHIBIT A

LEGAL DESCRIPTION

Land in the 8th Civil District of Davidson County, Tennessee described as follows:

Property lying in western Davidson County, on the south margin of Cockrill Bend Road, approximately 1,016.7' west of the intersection of Cockrill Bend Road and Centennial Blvd., bounded on the north by Cockrill Bend Road on the east by property belongings to Young Sales Corp. of record in Deed Book 8150, page 448, on the south by Richland Creek, and on the west by property belonging to Patterson Street Properties, of record in Deed Book 6695, page 515, and more specifically described as follows:

Beginning on a concrete monument on the south margin of Cockrill Bend Road, approximately 1216.6' west of the intersection of said road and Centennial Blvd., the northwest corner of the herein described tract and the northeast corner of Patterson St. Properties; thence with the margin of Cockrill Bend Road, N 75° 43' 00" E, 100.00' to a point; thence N 76° 18' 02" E, 99.83' to an iron pin, the northeast corner of the herein described tract and the northwest corner of Young Sales Property; thence leaving the margin of said road with Young Sales' line, S 12° 42' 03" E, 672.97' to an iron (witness) pin on the bank of Richland Creek and continuing with the same line an additional 80.83' to a point in the center of said creek, a total of 753.80', the southeast corner of this tract and the southwest corner of Young Sales; thence with the center of said creek N 85° 22' 51" W, 172.00' to a point in the center of Richland Creek, the southwest corner of the herein described tract and the southeast corner of southeast corner of Patterson St. Properties; thence with the east line of Patterson St. Properties, N 15° 37' 06" W, through an iron (witness) pin at 80.83' and continuing an additional 618.17' a total of 699.00' to a concrete monument, the point of beginning and containing 3.025 acres, more or less according to a survey by Galyon W. Northcutt, RLS #1529.

Being the same property conveyed to Merry Family LLC by deed from Industrial Realty Partners, LLC, a Tennessee limited liability company, of record in Book 11278, page 44, re-recorded in Book 11289, page 808, and Book 11314, page 370, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Easements in deed of record in Book 4326, page 23, Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer easement in deed of record in Book 11278, page 44, re-recorded in Book 11289, page 808 and Book 11314, page 370, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of the water of Richland Creek and the rights of the public therein.

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

5. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek.

True Copy Certification

I, Heather A. Derrick, 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 November 17, 2025.

Affiant Signature

Date: Nov. 17, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY