Karen Johnson Davidson County
Batch# 1347906 DEEDWARRSP
11/19/2025 10:19:30 AM 7 pgs
Fees: $38.00 Taxes: $9,805.00
20251119-0092174

SPECIAL WARRANTY DEED

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 07-18-2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mystic Innovations, LLC	Same	092-08-0-372.00
(NAME) 1712 Ordway Place		
(ADDRESS) Nashville, TN 37206		
(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, WE,

WALCO DEVELOPMENT, L.L.C.
A Tennessee limited liability company

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

MYSTIC INNOVATIONS, LLC

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

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, its 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 Grantee, its 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.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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.

(SIGNATURE PAGE TO FOLLOW)

Witness my hand this 12th day of November, 2025.

WALCO DEVELOPMENT, L.L.C.
A Tennessee limited liability company

By: _____
Alan Cohen, Authorized Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alan Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Walco Development, L.L.C, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Member.

Witness my hand, at office, this 12th day of November, 2025.

Vicki M. Glover
Notary Public

VICKI M GLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission Expires:

3-6-29

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being the same property of record in Book 11038, Page 951, and in Book 11038, Page 955, less and except Book 766, Page 22, and Instrument No. 20041210-0147255, said Register's, and being known as map/parcel 092-08-0-372.00 according to the Davidson County Tax Assessor's Office.

Also being described as:

Tract One: Land lying in Metropolitan Nashville, Davidson County, Tennessee, and being part of Lot No. 157 of Samuel Watkins Plan of Lots as of record in Plat Book 57, page 13, and being described according to a survey by R. L. Montoya – Land Surveying, as follows:

Beginning at an iron pin 225.25 north of the intersection of the East margin of 17th Avenue North with the north margin of the Louisville and Nashville Railroad R.O. W., the northwest corner of the Hester Battery Manufacturing Company as of record in Deed Book 4611, page 631, R.O.D.C., Tennessee; thence, along the said east margin of 17th Avenue North, North 30 deg. 29'00" West 196.22 feet to an iron pin in the south margin of the Illinois Central Gulf Railroad R.O.W., thence, along the said south margin on a curve to the right (radius – 937.81 feet) 269.42 feet to an iron pin; thence, continuing along the south margin North 69 deg. 56' 23" East 119.23 feet to an iron pin, the northwest corner of Johnny Burress property as of record in Deed Book 5375, page 471, R.O.D.C., Tennessee; thence, along the west property line of Burress and the Nashville Roofing Metal Company, South 30 deg. 45' 57" East 350.34 feet to an iron pin in the north margin of the Louisville and Nashville Railroad R.O.W.; thence, along the said north margin on the following calls: South 32 deg. 58' 44" west 66.90 feet, South 59 deg. 37' 16" West 122.79 feet to an iron pin, the southwest corner of the Hester Battery Manufacturing Company property; thence, along the said east property line on the following calls: North 30 deg. 36' 32" West 75.44 feet, South 59 deg. 23' 28" West 39.36 feet, north 30 deg. 36' 32" West 31.17 feet, North 59 deg. 23' 28" East 11.54 feet, north 30 deg. 36' 32" West 118.50 feet to an iron pin, the northeast corner of the said Hester Battery Manufacturing Company property; thence, along the north property line of said Company South 59 deg. 43' 34" West 141.58 feet to the point of beginning , containing 2.88 acres, more or less.

Being the same property conveyed to Walco Development, L.L.C. by deed from Larry Steven Cohen of record in Book 11038, page 951, Register's Office for Davidson County, Tennessee.

Tract Two: Land in Davidson Cuonty, Tennessee, being a part of Lot No. 157 on the plan of Samuel Watkins property, as of record in Book No. 57, page 13, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a stake or iron pin on the easterly margin of 17th Avenue, North, in the City of Nashville, at a point midway between the building formerly occupied by the American Tri State Paper Box Mfg. Co., and the sheet metal building immediately north of same, and running thence southerly along the said 17th Avenue, North, 219 feet; thence easterly and parallel with the north tract of the Louisville and Nashville Railway (formerly Nashville, Chattanooga and St. Louis Railway) 174 feet 4 inches; thence northerly and parallel with said 17th Avenue, North 88 feet 10 inches; thence at right angles westerly 31 feet 10 inches; thence northerly and parallel with the east wall of said building occupied by said Paper Box Company, 138 feet 5 inches to the line midway

between the building aforesaid; thence at right angles westerly on said midway line and parallel with the north wall of said building formerly occupied by said Paper Box Company, on the premises conveyed, 142 feet 8 inches to the beginning.

Included within the above described tract of land, but expressly excluded herefrom is a tract of land, but expressly excluded herefrom, is a tract of land which was conveyed by American Tri State Paper Box Mfg. Company to Sol. N. Cline and wife, Tillie Cline by a certain deed of record in Book 766, page 22, Register's Office for said County.

Further, Less and except Book 766, Page 22, and Instrument No. 20041210-0147255, said Register's Office.

Being the same property conveyed to Walco Development L.L.C., by deed from Lee S. Kraft and Maxie O. Patton, Trustees under the Family Trust under the Last Will and Testament of Juluis B. Cohen of record in Book 11038, page 955, Register's Office for Davidson County, Tennessee.

TOGETHER WITH easement rights as set forth in the Easement Agreement of record in Instrument No. 20041210-0147256, amended in Instrument No. 20050607-0065170, said Register's Office.

Being part of the same property conveyed to WALCO DEVELOPMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY by deeds of record in Book 11038, Page 951, and in Book 11038, Page 955, dated July 28, 1998, said Register's Office.

EXHIBIT B
Exceptions

1. Property taxes for year 2025 are being paid and pro-rated in closing.
2. All Matters shown on the Plan of record in Plat Book 57, page 13, and as Instrument No. 20050520-0057167 said Register's Office.
3. Easement Agreement of record in Instrument No. 20041210-0147256, amended in Instrument No. 20050607-0065170, said Register's Office.
4. Easement(s) of record in Book 8657, page 491, said Register's Office.
5. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.
6. Unrecorded leases as to Tenants being assigned at closing.

Certificate of Authenticity

I, Melissa Goetz, 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 13, 2025.

Date

Affiant Signature

November 13 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

202511190092174