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

Name and Address of New Owner:
Bellevue Grove I, LLC
84 Duck Pond Drive
West Saint Paul, MN 55118

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1350575 DEEDWARRSP
11/25/2025 09:07:30 AM 5 pgs
Fees: $28.00 Taxes: $2,886.00
20251125-0093868

Map & Parcel No:
128-07-0-A-014-00CO, 128-07-0-A-016-00CO-001 and 128-07-0-A-016-00CO-002

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, **William R. Hostettler, Jr. and Haydn Lane Hostettler, a married couple** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bellvue Grove I, LLC, a California 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 14th day of November, 2025.

William R. Hostettler, Jr.

Haydn Lane Hostettler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William R. Hostettler, Jr. and Haydn Lane Hostettler, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of November, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: OCTOBER 4, 2027

EXHIBIT A

Legal Description

Certain tracts or parcels of Real Property located on Sawyer Brown Road in the 23rd Council District of Nashville, Davidson County, Tennessee and being shown as lots 14, 15, 16, 17, 18, and a tract designated as Open Space, and a tract designated as Ridgelake Parkway on the Plat of Glenwood Trace, Section I, as of record in Plat Book 6900, Page 359, as amended in Instrument No. 20010621-0066011, Register's Office for Davidson County, Tennessee (being also described as Lot 14 and a tract designated as Open Space on Instrument No. 20010621-0066011, said Register's Office) and being more particularly described according to a survey by Walter Davidson and Associates as follows:

BEGINNING AT A POINT on the eastern right-of-way of Sawyer Brown Road, said point being 1480 feet more or less from Meadow Lane Drive; thence, with the right of way of Sawyer Brown Road with with a curve to the left having a radius of 1462.40 feet an arc length of 83.46 feet a chord of 83.45 feet with a bearing of North 00 degrees 32 minutes 39 seconds West to 2 point at the southwest corner of Lot 13 on the plan of Glenwood Trace Section 1; thence, with the common line with lot 13 with a curve to the left having a radius of 25.00 feet an arc length of 38.37 feet a chord of 34.71 feet with a bearing of South 46 degrees 17 minutes 01 seconds East to a point; thence, North 89 degrees 45 minutes 07 seconds East a distance of 121.31 feet to a point; with a curve to the left having a radius of 620.00 feet an arc length of 141.19 feet a chord of 140.88 feet with a bearing of North 83 degrees 13 minutes 42 seconds East to an iron rod at the southeast corner of lot 13; thence, with the rear lot lines of lots 3 through 13 of Glenwood Trace with the following calls; North 03 degrees 53 minutes 16 seconds West a distance of 143.03 feet to an iron rod; North 03 degrees 37 minutes 01 seconds East a distance of 124.32 feet to an iron rod; North 03 degrees 38 minutes 49 seconds East a distance of 102.01 feet to an iron rod; North 03 degrees 37 minutes 16 seconds East a distance of 102.00 feet to an iron rod; North 03 degrees 33 minutes 25 seconds East a distance of 103.64 feet to an iron rod; North 21 degrees 04 minutes 45 seconds East a distance of 103.37 feet to an iron rod; North 20 degrees 57 minutes 11 seconds East a distance of 121.08 feet to an iron rod; North 21 degrees 08 minutes 04 seconds East a distance of 211.28 feet to an iron rod; North 21 degrees 02 minutes 46 seconds East a distance of 213.64 feet to an iron rod; North 44 degrees 09 minutes 16 seconds East a distance of 141.17 feet to an iron rod; North 44 degrees 09 minutes 45 seconds East a distance of 76.03 feet to an iron rod at the Northwest corner of the property belonging to Old Hickory LTD, as of Record in Book 6565, Page 546, Register's Office of Davidson County Tennessee; thence, with the Old Hickory LTD common line with the following calls: South 58 degrees 04 minutes 55 seconds East a distance of 389.28 feet to an iron rod; South 15 degrees 44 minutes 13 seconds East a distance of 348.18 feet to an iron rod; South 36 degrees 30 minutes 42 seconds East a distance of 764.03 feet to an iron rod; South 53 degrees 31 minutes 30 seconds West a distance of 675.92 feet to an iron rod in the northern line of the Property belonging to Hodge and Sons, Inc. as of Record in Instrument Number 20000420-0039570, Register's Office for Davidson County Tennessee; thence, with Hodges' line North 82 degrees 50 minutes 53 seconds West a distance of 718.05 feet to an iron rod; thence, North 82 degrees 35 minutes 15 seconds West a distance of 106.35 feet to a concrete monument; thence, North 76 degrees 13 minutes 09 seconds West a distance of 211.39 feet to the POINT OF BEGINNING containing 29.652 acres more or less.

Together with rights of ingress and egress as set out in the Joint Easement for Ingress, Egress, Regress, and Maintenance and Agreement to Establish and Maintain Green Space and No-Cut Zone, of record in Instrument No. 20010621-0066110, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to William R. Hostettler, Jr., by Special Warranty Deed dated September 14, 2023, from Diversified Trust Company, Inc., a Tennessee banking corporation, Executor of the Estate of William Howard Eason, Jr., under Probate Case Number 22P222 in the Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20230915-0072392, said Register's Office for Davidson County, Tennessee. The said property was further conveyed to William R. Hostettler, Jr., married, as to an undivided ninety percent (90%) interest, and Haydn Lane Hostettler, married, as to an undivided ten percent (10%) interest, by Quitclaim Deed dated February 2, 2024, from William R. Hostettler, Jr., married, of record in Instrument No. 20240202-0007500, said Register's Office.

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 128-07-0-A-014-00CO, 128-07-0-A-016-00CO-001 and 128-07-0-A-016-00CO-002. Current year taxes have been prorated between the parties and paid as part of closing.

All matters as shown on the Plan of record, in Plat Book 6900, Page 359, amended in Instrument No. 20010621-0066011, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers, of record in Book 5258, Page 273, said Register's Office.

Dedication of Public Utilities Easement, of record in Book 6186, Page 141, said Register's Office.

Agreement for Dedication of Easement for Water Line, of record in Book 7144, Page 329, said Register's Office.

Conveyance of water and sewer rights (except for Lot 14) retained in the Deeds, of record in Book 7277, Page 5; Book 7316, Page 436; Book 11273, Page 113; Book 11273, Page 117; Book 11273, Page 121, and Instrument No. 19991229-0308253, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Glennwood Trace, of record in Book 7253, Page 578, Re-Recorded in Instrument No. 20000810-0079444, said Register's Office.

By-Laws of Glennwood Trace Homeowner's Association, of record in Book 7325, Page 18, said Register's Office.

Charter of Glennwood Trace Homeowner's Association, of record in Book 7266, Page 432, said Register's Office.

Restrictive Covenants, of record in Book 9087 Page 63, said Register's Office.

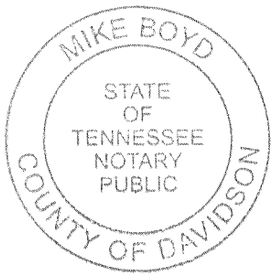
Joint Easement for Ingress, Egress, Regress, and Maintenance and Agreement to Establish and Maintain Greenspace and No-Cut Zone, of record in Instrument No. 20010621-0066110, said Register's Office, including without limitation any obligations to contribute to maintenance costs and other costs related thereto.

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 14th day of November, 2025.

Date: November 24, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025.



Notary Public
My commission expires: 5/9/2026