| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| HP Lebanon Pike, LLC<br>1009 3rd Avenue North, Suite 200<br>Nashville, Tennessee 37201 | Map/Parcel Nos 085-00-0-037 00,<br>085-00-0-221 00 | Same as New Owner |
| This instrument prepared by Michael B. Noble, Bradley Arant Boult Cummings LLP,<br>1221 Broadway, Suite 2400, Nashville, Tennessee 37203 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to HP LEBANON PIKE, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances")

This is improved property located at 3055 Lebanon Pike, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that this conveyance is exempt pursuant to T.C.A. § 67-4-409(e).

Affiant

Subscribed and sworn to before me this 26th day of November, 2025.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires AUG 23 2026

Notary Public
My Commission

4906-9282-4624 4

Karen Johnson
Batch # 1352082
12/02/2025 09 01 27 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDWARRSP
5 pgs

20251202-0095333

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 1st day of December, 2025

GRANTOR:

DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, a Tennessee limited partnership

By: DCCLP, LLC, its General Partner

By _____
Douglas Small, Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, Elizabeth Puckett, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Member of DCCLP, LLC, a Tennessee limited liability company, the General Partner of DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such authorized Member of the General Partner of the limited partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as an authorized Member of its General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of November, 2025.

_____
Notary Public

My Commission Expires:
10/4/27

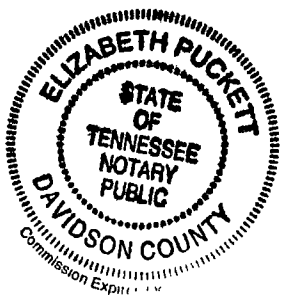


EXHIBIT A

DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Lot 1 and Lot 2, Final Plat, Donelson Corporate Centre Revision One, as shown on plat of record in Instrument No. 202406040041671, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Donelson Corporate Centre, Limited Partnership, a Tennessee limited partnership, by Warranty Deed from HCA Realty, Inc , a Tennessee corporation, of record in Book 10938, Page 694, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1 Real estate taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2 Plat of record in Instrument No 202406040041671, in the Register's Office of Davidson County, Tennessee

3. Easement for Ingress and Egress from Hospital Corporation of America to Educare Child Care Centers, Inc., of record in Book 5002, Page 698, in the Register's Office of Davidson County, Tennessee

4 Overhead Line Easement from Donelson Hospital, Inc. to Metropolitan Government, of record in Book 5848, Page 104, in the Register's Office of Davidson County, Tennessee

5. Restrictions contained in Deed of record in Book 10938, Page 694, in the Register's Office of Davidson County, Tennessee

6 Reciprocal Access and Cross Parking Easement Agreement, by and between Donelson Corporate Centre, Limited Partnership, and Donelson Fitness Holdings, Limited Partnership, of record in Instrument No 200309050130213, as amended by First Amendment to Reciprocal Access and Cross Parking Easement Agreement in Instrument No 202210180113674, in the Register's Office of Davidson County, Tennessee.

7. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases without any of the following rights to purchase the Property: options, rights of first refusal, rights of first offer, or rights of first negotiation

**Tennessee Certification of Electronic Document**

I, Erica Allyn, 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 11/25/2025 (date of document).

Erica Allyn
Affiant Signature

12/1/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of December, 2025.

D Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON