Karen Johnson Davidson County
Batch# 1353944 DEEDWARRSP
12/04/2025 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $12,395.00
20251204-0096607

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My Commission Expires:

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
SRE TENNESSEE 8, LLC c/o Tammy Katopodis 4401 Colwick Road Charlotte, NC 28211	New Owner	093-11-022.400

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **99 HERMITAGE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **SRE TENNESSEE 8, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors, and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 99 Hermitage Avenue, Nashville, Davidson County, Tennessee.

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 and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 4th day of December, 2025.

GRANTOR:

99 HERMITAGE, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr.
Its: President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Robert W. Lowe, Jr., the within named bargainor 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 President of **99 HERMITAGE, LLC**, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

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

_____
NOTARY PUBLIC

My Commission Expires: 5-28-29



EXHIBIT A

Legal Description

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

Being Lots No. 39 and 40 on an unrecorded plan of University Lots, described according to a survey dated November 25, 1974, by John Coode of Kohl-Coode and Associates, as follows:

BEGINNING at an iron pin at the northwest corner of Lindsley Avenue and Hermitage Avenue; thence South 62° 21' West 157 feet to an iron pin located at the common front corner of Lots 38 and 39 on said unrecorded plan; thence North 27° 52' West 160.96 feet to an iron pin located at the margin of a 20-foot alley; thence North 62° 21' East 1.70 feet to an iron pin in the southwest margin of Hermitage Avenue; thence South 71° 44' East 224.08 feet to an iron pin, the point of beginning.

Being the same property conveyed to 99 HERMITAGE, LLC, a Tennessee limited liability corporation by Sheriff's Deed from the Davidson County Sheriff's Office of record in Instrument No. 201705250052155 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated October 1, 2025, as prepared by L. Brandon Lambert, TN RLS No. 2828, Chastain Skillman, under Job No. 1017724, as follows:
    a. Sanitary sewer lines and gas lines located on the property without the benefit of a specific easement.
    b. Wall of building on the Land encroaches up to the wall of the building located on the westerly boundary line.

Tennessee Certification of Electronic Document

I, Kristy Tate, 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).

Affiant Signature

12/4/2025
Date

State of Tennessee

County of Davidson

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

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

