SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1354608 DEEDWARRSP
12/05/2025 12:39:30 PM 6 pgs
Fees: $33.00 Taxes: $7,900.98
20251205-0096881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,135,400.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2025.

Notary Public

My Commission Expires: 01-04-2027

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
MKVB Acklen, LLC 1905 Acklen Avenue Nashville, Tennessee 37212	Same	10412012800

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank L. Smith, III, Trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005** ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **MKVB Acklen, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns those certain tracts or parcels of land located in Davidson County, Tennessee and described on **Exhibit A** attached hereto (the "**Land**"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "**Property**").

The Property is improved property located at 1907 Acklen Avenue, Nashville, Davidson County, Tennessee 37212, and municipally known as Map/Parcel No. 10412012800.

This conveyance is expressly made subject to those matters (the "**Permitted Exceptions**") more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

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 GRANTEE THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY IN FEE SIMPLE AND GRANTOR HAS A GOOD RIGHT TO CONVEY THE PROPERTY.

GRANTOR FURTHER COVENANTS and binds Grantor and their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (subject to the Permitted Exceptions), but not further or otherwise.

EFFECTIVE this 3rd day of December, 2025.

[*Signature page follows*]

[*Signature Page to Special Warranty Deed*]

GRANTOR:

Frank L. Smith, III, Trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005

By: _____
Frank L. Smith, III, Trustee

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Frank L. Smith, III, 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 trustee of the Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as the trustee of the within named bargainor.

WITNESS my hand and office, this 3rd day of December, 2025.

_____
Notary Public

My Commission Expires: SEPT. 26, 2029

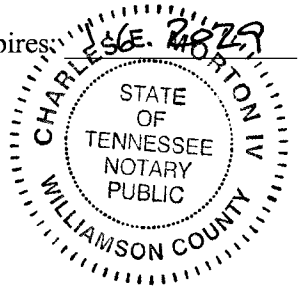


EXHIBIT A

LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being the Easterly half of Lot 31 on the Plan of CHRISTOPHER AND KIRKMAN'S BELMONT PARK ADDITION, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee:

Beginning in the Southerly right-of-way line of Acklen Avenue at the Northeast corner of the property of Al Phillips Insurance Agency, Inc. running thence S 81° 58' 57" E with the Southerly right-of-way line of Acklen Avenue 66-1/2 feet; thence S 7° 12' 23" W 160 feet to an iron pin in the North boundary line of an alley; thence with said North boundary line N 81° 58' 57" W 66-1/2 feet to an iron pin in said line; thence N 7° 12' 23" E 160 feet to the Point of Beginning.

Being the same property conveyed to Frank L. Smith, Jr., Trustee of The Frank L. Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Frank L. Smith, Jr., dated October 3, 2005, by Warranty Deed from Frank L. Smith, Jr. of record in Instrument No. 200511090135568, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2026 and future years, the liens for such future years not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 57, Page 158, in the Register's Office of Davidson County.
3. Restriction(s) contained in Deed of recorded in Book 323, Page 85, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 12/03/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/03/2025

Date

State of Tennessee

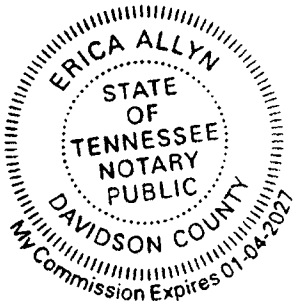
County of Davidson

Sworn to and subscribed before me this 03rd day of December, 2025 .

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202512050096881