**This Instrument Was Prepared By**
**And After Recording, Return To:**
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402

Karen Johnson Davidson County
Batch# 1355164 DEEDWARRSP
12/08/2025 10:01:30 AM 8 pgs
Fees: $43.00 Taxes: $30,480.29
20251208-0097212

| Address of New Owner as follows:<br><br>Nashville Acquisitions V, LLC<br>2905 Northwest Blvd, Suite 150<br>Plymouth, MN 55441 | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:<br><br>Same as New Owner | Map-Parcel Number:<br><br>07007006400<br>(formerly 07007006400 and 07008000100) |
|---|---|---|

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Katherine D. Abernathy** (as to a 1/3 interest), **Lee Anne Abernathy as Trustee of the Abernathy Family Trust** (as to a 1/3 interest) and **Mary Jane Abernathy Baird** (as to a 1/3 interest) (collectively, "Grantor"), for valuable consideration paid, has bargained and sold, and by these presents does bargain, sell, grant and convey to **Nashville Acquisitions V, LLC**, a Minnesota limited liability company ("Grantee"), its successor and/or assigns, the following described real estate (the "Property"):

See Legal Description attached hereto as ***Exhibit "A"*** and made a part hereof.

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, heirs and assigns forever, in FEE SIMPLE.

Grantor covenants with respect to the foregoing conveyance that Grantor (a) is lawfully seized and possessed of the Property, (b) has full power and lawful authority to sell and convey the same, and (c) will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not otherwise. This conveyance is made subject to all governmental laws, ordinances and regulations affecting the Property and other matters of record.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

*[signature page follows]*

CP73240

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

**GRANTOR**:

By: _____
Katherine D. Abernathy

STATE OF Tennessee )
) SS:
COUNTY OF Dickson )

On December 1st, 2025, before me, a Notary Public in and for said County and State, personally appeared Katherine D. Abernathy who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
Signature

[SEAL]

CRUZ GILLIAM
NOTARY PUBLIC
TENNESSEE
DICKSON COUNTY

My Commission Expires Nov. 27, 2027

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

**GRANTOR**:

By: Lee Anne Abernathy
Lee Anne Abernathy as Trustee for the
Abernathy Family Trust

STATE OF Tennessee )
) SS:
COUNTY OF Davidson )

On December 1st, 2025, before me, a Notary Public in and for said County and State, personally appeared Lee Anne Abernathy as Trustee for the Abernathy Family Trust who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Nicole C Bess
Signature

**[SEAL]**

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 26th day of November, 2025.

**GRANTOR**:

By: Mary Jane Abernathy Baird
Mary Jane Abernathy Baird

STATE OF Mississippi )
) SS:
COUNTY OF Sunflower )

On November 26, 2025, before me, a Notary Public in and for said County and State, personally appeared Mary Jane Abernathy Baird who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument has executed the instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of Mississippi that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Kristi Smith
Signature

[SEAL]

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 102881
KRISTI SMITH
Commission Expires
July 19, 2028
SUNFLOWER COUNTY

# CONSIDERATION AFFIDAVIT TO SPECIAL WARRANTY DEED

STATE OF MINNESOTA :

:

COUNTY OF HENNEPIN :

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,237,916.35.

AFFIANT:

By: _____
Timothy S. Allen

Sworn and subscribed to before me
this 3rd day of December, 2025.

_____
Notary Public

Melissa Ann Bonpua
Notary Public
Minnesota
My Commission Expires 01/31/2029

My Commission Expires: 01/31/2029

# EXHIBIT A

*(Legal Description)*

Tract I:

865 W. Trinity Lane (07007006400), Nashville, TN 37207, being 6.61 acres.

Land in Davidson County, Tennessee, being the Westerly two-thirds of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane at the Southeast comer of a roadway dedication 40 feet wide as shown on said survey; thence with the Easterly margin of said roadway North 9° 15' West 497 feet to an iron pin; thence South 87° 30' East 578.7 feet to a point; thence in a Southerly direction 490 feet, more or less, to a point in the Northerly margin of West Trinity Lane; thence along the Northerly margin of said Lane Westwardly 528.4 feet to the Point of Beginning.

Less and except that portion of property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Erin C. Abernathy, unmarried, recorded October 13, 1992 in Book 8755, Page 839 and in Book 8755, Page 842, aforesaid records.

Tract II (now consolidated with Tract I):

847 W. Trinity Lane (07008000100), Nashville, TN 37027, and being 3.25 acres.

Land in Davidson County, Tennessee, being the Easterly one-third of a parcel of land described in a survey made by Hickerson-Miller Engineers Surveyors, dated August 22, 1957, as follows:

Beginning at a point in the Northerly margin of West Trinity Lane 528.4 feet East of the Southeast terminus of a roadway dedication 40 feet wide as shown on said survey; thence Easterly along the Northerly margin of said lane 264.2 feet to an iron pin in the center line of a roadway dedication as shown on said survey; thence with the center line of said roadway North 0° 15' West 485 feet to an iron pin, thence North 87° 30' West 289.3 feet to a point; thence in a Southerly direction 490 feet more or less to a point in the Northerly margin of West Trinity Lane, being the point of the beginning.

Less and except that portion of property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Erin C. Abernathy, unmarried, recorded October 13, 1992 in Book 8755, Page 839 and in Book 8755, Page 842, aforesaid records.

Being property conveyed to Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest), By virtue of Quitclaim Deed of Consolidation from Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest),

and Mary Jane Abernathy Baird (as to a 1/3 interest), last dated October 9, 2025, recorded October 13, 2025 in Instrument No. 20251013-0081550, Register's Office for Davidson County, Tennessee.

Tract III:

Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee, and being a portion of an abandoned right of way, abandoned by Metro Nashville and Davidson County Ordinance Number 2025-1052. Said tract being bounded on the south by the northern right of way of West Trinity Lane, bounded on the west by the remainder of said abandoned right of way, bounded on the north by the southern right of way terminus of an unnamed right of way, and bounded on the east by Katherine D. Abernathy & Abernathy Family Trust Etal as recorded in Instrument Number 202510130081550, Register's Office of Davidson County, Tennessee. Said tract being more particularly described as follows: POINT OF BEGINNING being a point lying on the said northern right of way of West Trinity Lane, being the southwest corner of said Katherine D. Abernathy & Abernathy Family Trust Etal, and being ±925 feet west of the centerline intersection of said West Trinity Lane and Horizon Drive; thence with the said northern right of way and West Trinity with a curve to the left having an arc length of 20.36 feet, a central angle of 00°47'40", a radius of 1,468.39 feet, and having a chord bearing and distance of North 84°24'12" West 20.36 feet to a point; thence leaving said right of way of West Trinity Lane with the following: North 05°11'13" West 496.51 feet to a point; thence North 51°52'57" East 14.58 feet to a point lying on said southern right of way terminus of an unnamed right of way; thence with said right of way terminus of an unnamed right of way South 38°07'03" East 14.29 feet to a found 1-1/2" iron spike; thence leaving said right of way terminus of an unnamed right of way and with the common line of said Katherine D. Abernathy & Abernathy Family Trust Etal South 05°11'13" East 496.25 feet to the point of beginning.

Tract contains 10,031 square feet or 0.23 acres.

Being the same property conveyed to Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest), By virtue of Quitclaim Deed of Consolidation from Katherine D. Abernathy (as to a 1/3 interest), Lee Anne Abernathy as Trustee for the Abernathy Family Trust (as to 1/3 interest), and Mary Jane Abernathy Baird (as to a 1/3 interest), dated November 19, 2025, recorded November 21, 2025 in Instrument No. 20251121-0093167, Register's Office for Davidson County, Tennessee.

Tract IV:

Together with the easement as set forth in that certain Permanent Soil Nail and Temporary Grading Easement Agreement to Katherine D. Abernathy, Lee Anne Abernathy, Trustee of the Abernathy Family Trust, and Mary Jane Abernathy Baird, recorded June 6, 2025 in Instrument no. 20250606-0044828, aforesaid records.

**Tennessee Certification of Electronic Document**

I, Kaitlyn McIntire, 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 December 3, 2025 (date of document).

Kaitlyn McIntire
Affiant Signature

12/5/25
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 5th day of December, 2025.

Tammarie A Healy
Notary's Signature

MY COMMISSION EXPIRES: 1/31/2026

NOTARY'S SEAL

TAMMARIE A HEALY
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026