WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000 00

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1357519
12/12/2025 02 47 48 PM
Fees $18 00 Taxes $20,350 00

Davidson County
DEEDWARR
3 pgs

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF owner, 2025

Notary Public

MISSION EXPIRES

(AFFIX SEAL)

BOX 10-A

20251212-0099276

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 11/4/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clonmel Partners GP	NEW OWNER	
(NAME)	(NAME)	145-08-0-024-00
400 Poydras St Suite 2480		
(ADDRESS)	(ADDRESS)	
New Orleans, LA 70130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KEVIN D. MONTGOMERY, TRUSTEE OF THE 5001 CLONMEL TRUST U/A/D OCTOBER 30, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLONMEL PARTNERS GP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the City of Oak Hill, Davidson County, Tennessee, being a portion of Tract One of Lealand Manor Sixth Addition, and being more particularly described according to a boundary survey prepared by Wamble and Associates, PLLC dated February 19, 2002 as follows:

Beginning at an iron rod (old) at the Terminus of Clonmel Road (50 feet right-of-way) at the Northwest corner of the property conveyed to the State of Tennessee as of record in Deed Book 9562, Page 642, Register's Office of Davidson County, Tennessee; also being the Northeast corner of the property conveyed to the friends of Radnor Lake as of record in Instrument No. 200201010000613, Register's Office of Davidson County, Tennessee; thence, following the Northerly boundary of said friends of Radnor Lake Property North 83 degrees 21 minutes 48 seconds West 360.24 feet to an iron rod (old); thence, South 89 degrees 42 minutes 32 seconds West 176.10 feet to an iron rod (old); thence, South 68 degrees 38 minutes 48 seconds West 148.02 feet to an iron rod (old); thence South 65 degrees 16 minutes 26 seconds West 117.51 feet to an iron rod (old); thence, South 36 degrees 04 minutes 09 seconds West 448.59 feet to an iron rod (old); thence, South 62 degrees 03 minutes 05 seconds West 97.60 feet to an iron rod (old); thence, North 83 degrees 24 minutes 45 seconds West 51.12 feet to an iron rod (old); thence, North 40 degrees 40 minutes 29 seconds West 63.13 feet to an iron rod (old); thence, North 13 degrees 14 minutes 05 seconds West 130.86 feet to an iron rod (old); thence, North 16 degrees 57 minutes 54 seconds East 184.92 feet to an iron rod (old); thence, leaving said friends of Radnor Lake Property with a new line North 26 degrees 31 minutes 11 seconds East 264.24 feet to an iron rod (new); thence, North 13 degrees 54 minutes 07 seconds East 58.30 feet to an iron rod (new); thence, North 15 degrees 46 minutes 20 seconds West 99.03 feet to an iron rod (new); thence, North 24 degrees 46 minutes 22 seconds West 159.75 feet to an iron rod (new); thence, North 08 degrees 45 minutes 48 seconds West 121.51 feet to an iron rod (new); thence, North 31 degrees 56 minutes 09 seconds East 218.69 feet to an iron rod (new); thence, North 62 degrees 46 minutes 18 seconds East 274.84 feet to an iron rod (new) on the Southerly boundary of the Kurt V. Berger, et ux

Property as of record in Deed Book 9797, Page 794, Register's Office of Davidson County, Tennessee; thence, following the Southerly boundary of said Berger Property South 60 degrees 45 minutes 06 seconds East 45.29 feet to a concrete monument (old); thence, South 50 degrees 41 minutes 17 seconds East 179.69 feet to a concrete monument (old); thence, with the remainder of the Southerly boundary of said Berger Property and continuing with the Southerly boundary of Kenneth B. Levitan, et ux property as of record in Deed Book 10324, Page 188, Register's Office of Davidson County, Tennessee, South 51 degrees 38 minutes 54 seconds East 214.67 feet to an iron rod (new); thence, continuing with the Southerly boundary of said Levitan property South 61 degrees 33 minutes 15 seconds East 201.73 feet to a concrete monument (old); thence, South 68 degrees 06 minutes 55 seconds East 343.40 feet to a concrete monument (old), being the Southwest corner of the R.E. McAdams, et ux Property as of record in Deed Book 2492, Page 615, Register's Office of Davidson County, Tennessee; thence, following the Southerly boundary of said McAdams Property South 67 degrees 54 minutes 38 seconds East 249.76 feet to a concrete monument (old) on the Northerly right-of-way of Clonmel Road (50 feet Right of Way); thence, following the Northerly right-of-way of Clonmel Road with a curve to the right having a central angle of 06 degrees 50 minutes 46 seconds, a radius of 375.00 feet, an arc length of 44.81 feet and a chord bearing and length of South 43 degrees 06 minutes 27 seconds West 44.78 feet to a concrete monument (old); thence, South 45 degrees 58 minutes 17 seconds West 208.04 feet to an iron rod (new); thence, with a curve to the left having a central angle of 06 degrees 47 minutes 13 seconds, a radius of 575.00 feet, an arc length of 68.11 feet and a chord bearing and length of South 42 degrees 34 minutes 40 seconds West 68.07 feet to an iron rod (new); thence, South 39 degrees 02 minutes 02 seconds West 36.47 feet to an iron rod (new); thence, with a curve to the right having a central angle of 04 degrees 00 minutes 32 seconds, a radius of 175.00 feet, an arc length of 12.24 feet and a chord bearing and length of South 40 degrees 59 minutes 56 seconds West 12.24 feet to the point of beginning. Containing 879,510 square feet or 20.19 acres. Less and except those parts conveyed in Instrument No. 20140923-0087171, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Kevin D. Montgomery, Trustee of the 5001 Clonmel Trust u/a/d October 30, 2023, by Warranty Deed from Diversified Trust Company, Inc., Executor of Kathryn B. Cheek, deceased of record in Instrument No. 20231102-0085925 Register's Office for Davidson County, Tennessee, dated October 27,2023,3 and recorded on November 02, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5001 Clonmel Road, Nashville, TN 37220-1501

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of December, 2025

5001 CLONMEL TRUST U/A/D OCTOBER 30, 2023

BY._____

KEVIN D MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin D. Montgomery with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of 5001 Clonmel Trust u/a/d October 30, 2023, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 10th day of December, 2025

Commission expires.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

_____
Notary Public