SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1358715 DEEDWARRSP
12/16/2025 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20251216-0100003

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 15th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DP St Andrew, LLC, a North Carolina limited liability company	Same as new owner	106-03-0-011.00
(NAME)	(NAME)	
3925 Stuart Andrew Blvd.		
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TM SQUARED, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DP ST ANDREW, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third Civil District of Davidson County, Tennessee, being part of the Dower Tract on the Plan of the Lands of Edward Trabue, as of record in Minute Book "I" Pages 190 and 191, of the United States Circuit Court at Nashville, described according to a survey made by Hal R. Swann, Jr., Surveyor, as follows:

Beginning on the southerly margin of Elm Hill Pike at the Northeast corner of the property conveyed to Major J. Gooch and wife, by deed from Catherine Carter White, et al., of record in Book 2445, Page 183, Register's Office for said County; thence, with said Gooch's easterly line southwardly 234.75 feet to an iron pin and post in the Keeling right of way line at the boundary of a railroad; thence, with the same eastward 85 feet to an iron pin and post at the southwest corner of the property conveyed to Herbert Cunningham and wife, by deed from Blanche Keeling of record in Book 3179, Page 619, Register's Office for said County; thence, with said Cunningham's westerly line northwardly 238 feet to the southerly margin of said Elm Hill Pike; thence with the same, westwardly 84 feet to the beginning.

Being the same property conveyed to TM Squared, LLC. by Warranty Deed from Earl J. Looney, Jr. and wife, Cindy B. Looney, dated April 19, 2002, of record in Instrument No. 20020502-0054296, Register's Office for Davidson County, Tennessee

Unimproved ☐
This is improved ☒ property, known as 1311 Elm Hill Pike, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

This conveyance is subject to the following: Taxes for the year 2025, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters shown on the Plan of the Lands of Edward Trabue, as of record in Minute Book "I" Pages 190 and 191, of the United States Circuit Court at Nashville; Easement Deed by Court Order of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee; All matters according to a survey made by Hal R. Swann, Jr., Surveyor; Right of way of Elm Hill Pike and Right of way of railroad.

Witness my hand this 12 day of December, 2025.

TM SQUARED, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

By: D. Todd Jones, Member

D. Todd Jones, Member

STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me, a notary public in and for the state and county aforementioned, D. Todd Jones, 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 Member of TM SQUARED, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by D. Todd Jones as Member.

Witness my hand and official seal at Bluffton (City), South Carolina (State), this 12 day of December, 2025.

Notary Public

My Commission Expires: 08-07-2030

Tyeesha Garrett
Notary Public, Beaufort County, SC
Commission Expires: Aug. 7, 2030

Tennessee Certification of Electronic Document

I, Bryan D. Spicer, 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 12, 2025 (date of document).

Affiant Signature

12/15/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026