10-A

WARRANTY DEED

Karen Johnson
Batch # 1359343
12/18/2025 11:52:35 AM
Fees: $13.00 Taxes: $19,055.00

Davidson County
DEEDWARR
2 pgs

20251218-0100598

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF December, 2025

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

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
TAM Real Estate LLC, a Tennessee limited liability company	TAM Real Estate LLC	
(NAME)	(NAME)	134 00 0 216.00
525 Metroplex Drive	525 Metroplex Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **525 METROPLEX GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF N. ASHLEY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND THE BART EDWARD ASHLEY, JR. CHILDREN'S TRUST, A TRUST CREATED UNDER THE LAWS OF TENNESSEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAM REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 9 of SECTION 7, METROPLEX SUBDIVISION, FIRST CIVIL DISTRICT, 31ST COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, of Record at Book 6200, Page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 525 Metroplex General Partnership, a Tennessee general partnership composed of N. Ashley Investments, LLC, a Tennessee limited liability company, and The Bart Edward Ashley, Jr. Children's Trust, a trust created under the laws of Tennessee, by Special Warranty Deed from Moore Forest Industries, Inc., a Tennessee corporation, of record in Instrument No. 20210813-0109840, in the Register's Office of Davidson County, Tennessee, dated August 10, 2021 and recorded on August 13, 2021.

This conveyance is made subject to the following:

1. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

2. **All matters shown on survey prepared by Mark E. Sawyer, TN. LIC. NO. 1649 dated 08-05-2025 under File No. 3882500.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, METROPLEX SUBDIVISION, FIRST CIVIL DISTRICT, 31ST COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, as recorded in Plat Book 6200, Page(s) 146.**

4. **Storm Water Detention Agreement as set forth in instrument recorded in Book 6425, Page 59.**

5. **Rights or claims of tenant Centinela Bio Solutions, Inc. under lease agreement dated May 1, 2025.**

unimproved _
This is improved x property, known as 525 Metroplex Drive, Nashville, TN 37211
(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 GRANTEE, its successors, heirs and assigns forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, 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 16th day of December, 2025

525 Metroplex General Partnership,
a Tennessee General Partnership

BY: _____
Bart Edward Ashley, Jr., Manager of N. Ashley Investments, LLC, a Tennessee limited liability company, a General Partner of 525 Metroplex General Partnership

BY: _____ Trustee
David Price, Trustee of the Bart Edwards Ashley, Jr. Children's Trust, a General Partner of 525 Metroplex General Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bart Edward Ashley, Jr. 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 Manager of N. Ashley Investments, LLC, General Partner of 525 Metroplex General Partnership, G.P., within named bargainor, a Tennessee General Partnership, and that he as such Manager of N. Ashley Investments, LLC, General Partner of 525 Metroplex General Partnership, G.P., the within name bargainor, a Tennessee General Partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Manager of N. Ashley Investments, LLC, General Partner of 525 Metroplex General Partnership G.P., the within name bargainor a Tennessee General Partnership.

Witness my hand and official seal this 16th day of December, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: My Commission Expires 10/4/27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David Price 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 the Bart Edwards Ashley, Jr. Children's Trust, a General Partner of 525 Metroplex General Partnership, G.P., within named bargainor, a Tennessee General Partnership, and that he as such Trustee of the Bart Edwards Ashley, Jr. Children's Trust, a General Partner of 525 Metroplex General Partnership, G.P, the within name bargainor, a Tennessee General Partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Trustee of the Bart Edwards Ashley, Jr. Children's Trust, a General Partner of 525 Metroplex General Partnership, G.P., the within name bargainor a Tennessee limited partnership.

Witness my hand and official seal this 16 day of December, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: My Commission Expires 10/4/27

Notary Public