THIS INSTRUMENT PREPARED BY:

Craig Steckley, Esq.
Oldacre McDonald, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215

RETURN TO:
Morgan Jones, Esq.
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1360354 DEEDWARRSP
12/22/2025 07:26:30 AM 7 pgs
Fees: $38.00 Taxes: $55,130.00
20251222-0101186

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
HCA Health Services of Tennessee, Inc. One Park Plaza Nashville, TN 37203	HCA Health Services of Tennessee, Inc. One Park Plaza Nashville, TN 37203 Attn: Tax Department	174000254.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OM DUNN PROPERTIES, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys, to HCA HEALTH SERVICES OF TENNESSEE, INC., a Tennessee corporation, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 4071 Cane Ridge Parkway, Antioch, Tennessee.

Said property is conveyed subject only to the following matters:

(i) Zoning and building laws, ordinances, and regulations; (iii) ad valorem real estate taxes and assessments for public improvements not then due and payable; (iv) all matters shown by a true and accurate ALTA survey of the Property; (v) the rights of tenants under written leases for possession of the property, (vi) all matters created by or on behalf of Grantee, and (vii) all matters listed on ***Exhibit B*** attached hereto.

by, through, or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 11 day of December, 2025.

GRANTOR:

OM DUNN PROPERTIES, LLC
By: CF MOB, LLC, its Manager

By: _____
Mark McDonald, Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, MARK MCDONALD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of CF MOB, LLC, the Manager of OM DUNN PROPERTIES, LLC of, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 11 day of December, 2025.

_____
Notary Public

My Commission Expires:
1/22/29

KANDRIA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $14,900,000.00.

Affiant

Sworn to and subscribed before me this 18th day of December, 2025.

Notary Public

My Commission Expires: 

EXHIBIT A

Property Description

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

Parcel 1:

Land in Davidson County, Tennessee, being Lot 2B, on the map entitled subdivision plat of Second Revision of the Resubdivision of Lot 2 CENTURY FARMS, as shown in Instrument No. 202012040141076, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Parcel 2:

Easement(s) benefiting Parcel 1 contained in Master Declaration of Covenants, conditions, restrictions and easements for Century Farms, of record in Instrument No. 201511250120004; as affected by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms in Instrument No. 202001090003283; First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202106150080863; Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202111220154956; Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202204260048039; Fourth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202309080070699; Fifth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202410230082468; Sixth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202412190098620; and Seventh Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202504080026762, in the register's office of Davidson County, Tennessee.

Being the same property conveyed to OM Dunn Properties, LLC, a Delaware limited liability company, by deed from Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 202102030015526, in the Register's Office of Knox County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Instrument No. 202012040141076, in the Register's Office of Davidson County, Tennessee.
3. Grant of Transmission line Easement from Mattie May Turner; H.C. Turner and wife, Willie Ethel Turner to United States of America, of record in Book 2393, Page 308, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 01511250120004; as affected by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms in Instrument No. 202001090003283; First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202106150080863; Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202111220154956; Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202204260048039; Fourth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202309080070699; Fifth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202410230082468; Sixth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202412190098620; and Seventh Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202504080026762, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Restrictive Declaration, by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 201810080099438; as affected by Amendment to Restrictive Declaration in Instrument No. 202204260048040, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Access Easement Agreement, by and between Century Farms, LLC, a Delaware limited liability company and Vintage Century Farms Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202003060025394, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Drainage Easement Agreement, by and between Century Farms, LLC, a Delaware limited liability company and Vintage Century Farms Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202003060025395, in the Register's Office of Davidson County, Tennessee.
8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Century Farms, LLC, of record in Instrument No. 202010300126952, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Sign Easement, by and between OM Dunn Properties, LLC, a Delaware limited liability company and Oxford Century Farms Apartments LLC, a Georgia limited liability company, of record in Instrument No. 202111300157784, 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 12/18/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/18/2025

Date

State of Tennessee

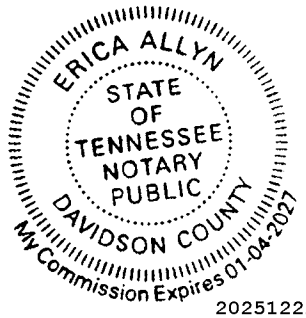
County of Davidson

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202512220101186