Karen Johnson Davidson County
Batch# 1360471 DEEDWARRSP
12/22/2025 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20251222-0101350

This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
General Property Group LLC
1601 Old Hickory Boulevard
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: 148-00-0-086.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Perkins Investment Group, L.P., a Tennessee Limited Partnership** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **General Property Group LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of December, 2025.

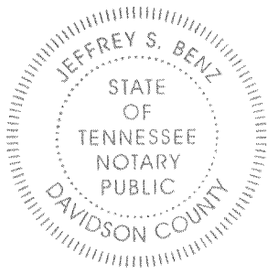
Perkins Investment Group, L.P., a
Tennessee Limited Partnership

By: _____
James W. Perkins, III, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James W. Perkins, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Perkins Investment Group, L.P., a Tennessee limited partnership, the within-named bargainor, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said Limited Partnership.

WITNESS my hand, at office, this 18th day of December, 2025.



_____
Notary Public
My Commission Expires: OCTOBER 4, 2027

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: OCTOBER 4, 2027

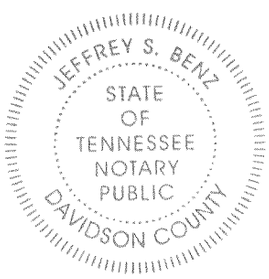


EXHIBIT A

Legal Description

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Land Survey Company, dated July 13, 1973, as follows:

Being Lot No. One (1) on the Plan of Elmer L. Marshall Subdivision, as of record in Plat Book 4675, page 13, Register's Office for Davidson County, Tennessee, said Lot being more particularly described as follows:

Beginning at a concrete monument in the south margin of Richards Road at a point which is 275.5 feet, more or less, South 83 deg. 44 min. 48 sec. East of the East margin of Antioch Pike, and proceeding thence with the south margin of Richards Road, South 83 deg. 44 min. 48 sec. East 125 feet to an iron pin; thence leaving Richards Road and proceeding South 4 deg. 37 min. 46 sec. East 177.29 feet to an iron pin; thence South 87 deg. 16 min. 39 sec. West 125 feet (crossing an iron pin at 32 feet) to a concrete monument; thence North 4 deg. 1 min. 12 sec. West 195.79 feet to the point of beginning.

Together with a perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot 2 of the recorded Plan of Elmer L. Marshall Subdivision, aforesaid, upon the area designated thereon as "easement area".

Being all the same property conveyed to James W. Perkins, Jr., by Special Warranty Deed dated December 11, 1990, from Romnuf Corporation, of record in Book 8258, Page 450, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Perkins Investment Group, L.P., a Tennessee limited partnership by Quitclaim Deed dated October 23, 2004, from James W. Perkins, Jr., of record in Instrument No. 20041208-0146402, said Register's Office.

This Real Estate is more commonly known as 944 Richards Road, Antioch, TN 37013.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 148-00-0-086.01. Property taxes are paid by the tenant under an unrecorded lease and current year taxes have not been prorated or paid as part of closing.

2. All matters shown on the Plan of record in Plat Book 4675, Page 13, Register's Office for Davidson County, Tennessee.

3. A Perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot 2 as set out in the Deed of record in Book 4732, Page 145, and shown on the Plan of record in Plat Book 4675, Page 13, said Register's Office.

4. Deed of Conveyance for sanitary sewer of record in Book 4818, Page 59, said Register's Office.

5. Memorandum of Lease by and between Perkins Investment Group, L.P., a Tennessee limited partnership, and Hut Nashville LLC, a Delaware limited liability company, dated March 10, 2021, of record in Instrument No. 20210928-0130191, Register's Office for Davidson County, Tennessee.

6. Matters shown on the ALTA/NSPS Land Title Survey of Lot 1 of the Elmer Marshall Subdivision by Blue Ridge Surveying Services, Brian M. Reifschneider, Tennessee R.L.S. #2487 dated October 17, 2025.

I, Jeff Benz, 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 the 18th day of December, 2025.

Date: December 18, 2025

State of Tennessee
County of Davidson

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



Notary Public
My commission expires: 7/17/2027