THIS INSTRUMENT WAS PREPARED BY:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, TN 37201
Attention: Robert C. Cummings, III

Karen Johnson Davidson County
Batch# 1361003 DEEDWARRSP
12/23/2025 08:28:30 AM 7 pgs
Fees: $38.00 Taxes: $5,550.00
20251223-0101742

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
NR AUTO STORE 111, LLC 191 Peachtree St. NE, Ste. 5000 Atlanta, Georgia 30303	NR AUTO STORE 111, LLC 191 Peachtree St. NE, Ste. 5000 Atlanta, Georgia 30303	07513024400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD PREVATT** and **RHONDA PREVATT**, as husband and wife, with right of survivorship (collectively, "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **NR AUTO STORE 111, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate situated in the City of Hermitage, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 4014 Lebanon Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 12th day of December, 2025.

GRANTOR:

Richard Prevatt

Rhonda Prevatt

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Kimberly O. MacNicol, a Notary Public for the State and County aforesaid, **Richard Prevatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 12 day of December, 2025.

Notary Public

My Commission Expires: Aug 1, 2028

KIMBERLY O. MACNICOL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 1, 2028

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Kimberly O. MacNicol, a Notary Public for the State and County aforesaid, **Rhonda Prevatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 12 day of December, 2025.

Kimberly O. MacNicol
Notary Public

My Commission Expires Aug 1, 2028

KIMBERLY O. MACNICOL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 1, 2028

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 5 day of December, 2025.

Notary Public

My Commission Expires: Aug 1, 2028

KIMBERLY O. MACNICOL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Aug. 1, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 4 on the Resubdivision of Lots 4 and 5 as shown on Resubdivision Commercial Area 3, Hermitage Hills, of record in Book 4715, Page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northwest margin of Lebanon Road at the common corner of Lots 4 and 5; thence leaving said Road, North 71 deg. 48 min. West 200.00 feet to a point; thence North 10 deg. 12 min. East 85.00 feet to a point; thence South 71 deg. 48 min. East 200.00 feet to a concrete monument in the Northwest margin of Lebanon Road; thence with said Road, South 18 deg. 12 min. West 85.00 feet to the point of beginning.

Being the same property conveyed to Richard Prevatt and Rhonda Prevatt, as husband and wife, with right of survivorship by Warranty Deed dated April 25, 2003 and recorded April 29, 2003 from Corrine L. Scott of record in Instrument No. 20030429-0056871, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the current year and subsequent years not yet due and payable.
2. Matters shown on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, TN RLS No. 3518, of Blew Surveying, dated September 12, 2025, identified as Project No. 25-8099 and herein referred to as the "Survey".
3. All matters shown on the Plan of record in Book 4715, Page 142, in the Register's Office for Davidson County, Tennessee, shown on the Survey.
4. Water Line Easement Agreement of record in Book 5414, page 435, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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

December 19, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON