Karen Johnson Davidson County
Batch# 1361701 DEEDWARRSP
12/29/2025 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $46,250.00
20251229-0102380

SPECIAL WARRANTY DEED

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $12,500,000.00.

Affiant

Subscribed and sworn to me on 12 / 22 / 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-29

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis, Esq.
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ralph Hollow Farms, LLC 1616 Elm Hill Pike Nashville, Tennessee 37210	Ralph Hollow Farms, LLC 1616 Elm Hill Pike Nashville, Tennessee 37210	094-13-0-120.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VHI THREE HOLDINGS, LLC**, an Alabama limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RALPH HOLLOW FARMS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, located on the westerly side of Fesslers Lane, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fesslers Lane, said iron pin being N 04 degrees 00 minutes E., 345 Feet, more or less, from the centerline of Calhoun Avenue; thence leaving said westerly margin with a northerly line of Lot No. 1 on the Plan of Fesslers Park, as of record in Book 5210, Page 166, Register's Office for Davidson County, Tennessee, S 89 degrees 54 minutes W, 600.0 feet to a point; thence, with an easterly line of said Lot No. 1, N 00 degrees, 06 minutes W, 400.0 feet to a point in the southerly line of Lot No. 2 as shown on said Plan of Fesslers Park; thence, with said southerly line N 89 degrees 54 minutes E, 628.7 feet to an iron pin in the westerly margin of Fesslers Lane; thence with said margin S 04 degrees 00 minutes 05 seconds W, 401.0 feet to the point of beginning, containing 245,746 square feet or 5.64 acres, more or less.

Being the same property conveyed to VHI Three Holdings, LLC by Limited Warranty Deed of record in Instrument No. 20131223-0129371, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.

4. Easements or claims of easements, not shown by the public records.

5. Any lien or right to a lien for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2025, a lien due and payable, but not delinquent.

9. Easement set forth in Deed of record in Book 5116, Page 216, in the Register's Office for Davidson County, Tennessee.

10. Terms and conditions of that certain Lease by and between VHI Three Holdings, LLC, an Alabama limited liability company and American Pipe & Supply Company, Inc., an Alabama corporation; as evidenced by the Subordination, Nondisturbance and Attornment Agreement of record in Instrument No. 20211221-0168411 and Instrument No. 20240515-0035779, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 317 Fesslers Lane, 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 GRANTOR does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 16th day of December, 2025.

GRANTOR:

VHI THREE HOLDINGS, LLC,
an Alabama limited liability company

By: _____
Name: Benny M. LaRussa, Jr.
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Benny M. LaRussa, Jr., whose name as Manager of VHI Three Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such manager, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 16th day of December, 2025.

_____
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/23/2028

KERI RAWLINS PETERSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Sep. 23, 2028

Certificate of Authenticity

I, Leigh Norton, 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 22, 2025

Date

Affiant Signature

December 22 2025

Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 22nd day of December 2025

Notary's Signature

My Commission Expires: 3/20/2028

Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028