Karen Johnson Davidson County
Batch# 1361745 DEEDWARRSP
12/29/2025 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $31,450.00
20251229-0102437

FROM: **SE HERMITAGE CENTRAL, LLC**, a Tennessee limited liability company

TO: **3507 CENTRAL HERMITAGE, LLC**, an Illinois limited liability company, and **AMCB HERMITAGE LLC**, an Illinois limited liability company, as Tenants in Common

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
3507 CENTRAL HERMITAGE, LLC and AMCB HERMITAGE LLC 450 Skokie Boulevard, Suite 600 Northbrook, Illinois 60062 Attn: Elan Peretz	3507 CENTRAL HERMITAGE, LLC and AMCB HERMITAGE LLC 450 Skokie Boulevard, Suite 600 Northbrook, Illinois 60062 Attn: Elan Peretz	Map/Parcel 086-00-0-012.00

THIS INSTRUMENT PREPARED BY: GBT Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN 37027, Attn: Legal Department

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is EIGHT MILLION FIVE HUNDRED THOUSAND and 00/100 Dollars ($8,500,000.00).

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2025.

Notary Public

My Comm. Expires: 9.15.2028

KELLI J. VOS
Notary Public - Arizona
Maricopa Co. / #671949
Expires 09/15/2028

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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 **SE HERMITAGE CENTRAL, LLC**, a Tennessee limited liability company,

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **3507 CENTRAL HERMITAGE, LLC**, a Illinois limited liability company, and **AMCB HERMITAGE LLC**, an Illinois limited liability company, as tenants in common, hereinafter collectively called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot 1 as shown on the Final Plat Stones River Investment Co., of record as Instrument No. 20230410-0025615, in the Register's Office for Davidson County, Tennessee.

Included in the above description is that certain non-exclusive easement of record as Instrument No. 20230411-0026562, said Register's Office.

Being the same property conveyed to SE Hermitage Central, LLC, a Tennessee limited liability company by Warranty Deed dated March 30, 2023 and recorded April 11, 2023 from Stones River Investment Company, a Tennessee general partnership, of record in Instrument No. 20230411-0026561, Register's Office for Davidson County, Tennessee.

This is improved property known as 3507 Central Pike, Hermitage, Davidson County, Tennessee 37076.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

4th IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this ____ day of December, 2025.

GRANTOR:

SE HERMITAGE CENTRAL, LLC,
a Tennessee limited liability company

By: _____
Trey Culpepper, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Trey Culpepper, 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 Authorized Agent of SE Hermitage Central, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 4th day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11-28-2027

JENNIFER FULLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-28-2027

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 4, 2025 (date of document).

Affiant Signature

December 23, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON