This instrument prepared by:

Federman Steifman LLP
220 East 42nd Street, 25th Floor
New York, New York 10017
Attention: Peter J. Mannarino

Karen Johnson Davidson County
Batch# 1361864 DEEDWARRSP
12/29/2025 10:42:30 AM 6 pgs
Fees: $33.00 Taxes: $5,523.59
20251229-0102626

After Recording, Return to:

Fidelity National Title Insurance Company
One East Washington Street, Suite 450
Phoenix, Arizona 85004
Attention: Erin Leatham

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SP MAI AUTO INVESTOR I LLC	NR Automotive Inc.	075-13-0-244.00
(NAME)	(NAME)	
450 Lexington Avenue, #4539	191 Peachtree Street NE, Ste 5000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS OR ROUTE NUMBER)	
New York, New York 10163	Atlanta, Georgia 30303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS SPECIAL WARRANTY DEED, is made this 12th day of December, 2025, by NR AUTO STORE 111, LLC a Delaware limited liability company ("Grantor"), whose mailing address is 191 Peachtree Street NE, Suite 5000, Atlanta, Georgia 30303 and SP MAI AUTO INVESTOR I LLC, a Delaware limited liability company ("Grantee"), whose address is 450 Lexington Avenue, #4539, New York, New York 10163.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof, together with any and all right, title and interest of Grantor to the use of any easements, reciprocal parking agreements, and appurtenant rights to such real property, the buildings and improvements located thereon, and all rights and benefits appurtenant to such real property, including but not limited to: all tenements and hereditaments; all mineral, water and irrigation rights, if any, running with or otherwise pertaining to such real property; all interest, if any, in any roads adjoining such real property; all interests, if any, in any award made or to be made or settlement in lieu thereof for damage to such real property or any portion thereof by reason of condemnation, eminent domain or exercise of police power; and all buildings and improvements located on such real property, including machinery, equipment and systems necessary for the operation of the improvements on such real property that are "fixtures" pursuant to applicable law (the "Property"), SUBJECT, HOWEVER, to

easements, rights of way and other matters of record in the official land records of Sevier County, Tennessee (the "Permitted Exceptions").

Being the same property conveyed to NR AUTO STORE 111, LLC by Special Warranty Deed from RICHARD PREVATT and RHONDA PREVATT, of record in Instrument No. 20251223-0101742 in the Register's Office of Davidson County, Tennessee, as more fully described in **Exhibit A** attached hereto and made a part hereof.

This is improved property known as 4014 Lebanon Pike, Hermitage, Tennessee.

TO HAVE AND TO HOLD all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

IN WITNESS THEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

NR AUTO STORE 111, LLC,
a Delaware limited liability company

By: _____
Robert Cooley
Authorized Representative

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Cooley, as Authorized Representative of NR AUTO STORE 111, LLC, a Delaware limited liability company, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of December, 2025.

_____
Notary Public

Commission Expiration: 3/28/29

Kevin Fitzgerald
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 03/28/2029

[*Signature Page – Deed*]

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF Arizona)
COUNTY OF Maricopa)

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 $1,492,861.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 12th day of December, 2025.

Notary Public

My Commission Expires: 06/03/2027

BETH STYER
Notary Public - Arizona
Pima County
Commission # 649593
My Comm. Exp. June 3, 2027

4900-2653-2736, v. 1

202512290102626

EXHIBIT A

LEGAL DESCRIPTION

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.

Being the same property conveyed to NR AUTO STORE 111, LLC by Special Warranty Deed from RICHARD PREVATT and RHONDA PREVATT, of record in Record Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

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 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