Karen Johnson Davidson County
Batch# 1362247 DEEDWARR
12/29/2025 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $29,600.00
20251229-0103164

FROM: **SE NASHVILLE BURKITT, LLC**, a Tennessee limited liability company

TO: **NOLENSVILLE TIC ONE LLC**, a Tennessee limited liability company **AND** **NOLENSVILLE TIC TWO LLC**, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
NOLENSVILLE TIC ONE LLC	NOLENSVILLE TIC ONE LLC	Map/Parcel 186 000 01100
NOLENSVILLE TIC TWO LLC	NOLENSVILLE TIC TWO LLC	186 000 01200
3015 East Guasti Road #100	3015 East Guasti Road #100	186 000 01300
Ontario, CA 91761	Ontario, CA 91761	186 000 01301
Attn: Josh LaBarge	Attn: Josh LaBarge	

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 and 00/100 Dollars ($8,000,000.00).

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2025.

Notary Public

My Comm. Expires: 08-15-2028

SHANNON E. MOORING
Notary Public - Arizona
Maricopa Co. / #671945
Expires 08/15/2028

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 NASHVILLE BURKITT, LLC**, a Tennessee limited liability company,

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **NOLENSVILLE TIC ONE LLC**, a Tennessee limited liability company, as to a 25.41% undivided interest, and **NOLENSVILLE TIC TWO LLC**, a Tennessee limited liability company, as to a 74.59% undivided interest, as tenants-in-common , hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land situated in 31st Council District of Davidson County, Tennessee and being the same land that is described in Instrument No 201605110046924, as recorded in the Register's Office for Davidson County Tennessee (R.O.D.C.,TN) and is more particularly described as follows:

Commencing at the approximate centerline intersection of Old Burkitt Road and Nolensville Pike, thence South 69 degrees 15 minutes 01 seconds East, a distance of 67 feet to the Point of Beginning of the herein described tract, said corner being a 5/8" iron rod with Gresham Smith cap;

Thence, with the southern right of way of Old Burkitt Road the following three calls:

South 84 degrees 54 minutes 57 seconds east, a distance of 477.72 feet to a 1/2" iron rod with Gresham Smith cap, the beginning of a concave curve to the south, said curve having a radius of 191.89 feet,

Thence, southeasterly along said curve, with a chord bearing South 60 degrees 50 minutes 33 seconds East and a chord distance of 152.20 feet through a central angle of 46 degrees 43 minutes 45 seconds an arc distance of 156.50 feet to a ½" iron rod with Gresham Smith cap;

Thence South 39 degrees 15 minutes 05 seconds East, a distance of 440.14 feet, to a 5/8" iron rod with Atwell RLS#2558 cap in the northerly right of way of Burkitt Road;

Thence along said right of way, South 88 degrees 15 minutes 45 seconds West, a distance of 536.49 to a set mag nail with Gresham Smith washer in the easterly right of way of Nolensville Pike;

Thence with said right of way for the remaining two calls;

North 36 degrees 31 minutes 11 seconds West, a distance of 352.09 feet to a ½" iron rod disturbed;

North 36 degrees 34 minutes 44 seconds west, a distance of 237.39 feet, to the Point of Beginning of the herein described land, having an area containing 233,751.84 square feet or 5.37 acres of land.

EASEMENT PARCEL:

TOGETHER WITH appurtenant easements under those certain Sewer Easement Agreements of record in Book 6744, page 273 and Instrument No. 201605110046925, said Register's Office.

Being the same property conveyed to SE Nashville Burkitt, LLC, a Tennessee limited liability company, by Quitclaim Deed, dated March 4, 2021 and recorded March 4, 2021 from Sunoco Retail, LLC, a Pennsylvania limited liability company, successor by merger to MACS Retail, LLC, a Virginia limited liability company, of record in Instrument No. 20210304-0028732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SE Nashville Burkitt, LLC, a Tennessee limited liability company, by Quitclaim Deed, recorded March 4, 2021 from Sunoco Retail, LLC, a Pennsylvania limited liability company, successor by merger to MACS Retail, LLC, a Virginia limited liability company, of record in Instrument No. 20210304-0028733, Register's Office for Davidson County, Tennessee.

This is improved property known as 6970 Nolensville Road, Brentwood, Davidson County, Tennessee 37027.

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.

[REMINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE]

15th IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this day of December, 2025.

GRANTOR:

SE NASHVILLE BURKITT, LLC,
a Tennessee limited liability company

By: Trey Culpepper
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 Nashville Burkitt, 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 15th 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 15, 2025 (date of document).

Affiant Signature

December 24, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON