This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1363130 DEEDWARRSP
12/30/2025 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $7,215.00
20251230-0103878

Name and Address of New Owner:
WILLMAREVE, LLC
13670 Lebanon Road
Mt. Juliet, TN 37138

Send Tax Bills To:
New Owner

Map & Parcel No: 105110A00100CO and 105110A00200CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Green Street Investors, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WILLMAREVE, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of December, 2025.

Green Street Investors, LLC, a Tennessee Limited Liability Company

By:_____
James C. Buchanan, Member

By:_____
Timothy E. Farley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared James C. Buchanan and Timothy E. Farley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of Green Street Investors, LLC, a Tennessee limited liability company, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as its Members.

Witness my hand and seal this 29th day of December, 2025.

_____
Notary Signature

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11/19/28

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2025.

_____
Notary Signature

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11/19/28

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Units A and B of Southgate Avenue Condominiums created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record at Instrument Number 20060914-0113874, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in the same Master Deed. Reference is hereby made to the Plat of Southgate Avenue Condominiums contained in Exhibit "C" to that same Master Deed, for a more complete identification and description of such Units.

Being the same property conveyed to Green Street Investors, LLC, a Tennessee limited liability company, by Warranty Deed dated August 11, 2017 from Southgate Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20170814-0083266, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 630 Southgate Avenue, Units A and B, Nashville, TN 37203.

EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 105110A00100CO and 105110A00200CO. Current year taxes have been previously paid and were prorated as part of closing.

Master Deed of Southgate Avenue Condominiums, of record in Instrument No. 20060914-0113874, Register's Office for Davidson County, Tennessee and By-Laws appended thereto, including without limitation the Right of First Refusal in favor of MGF Holdings, GP set out in Section 29 of the Master Deed.

All matters shown on the Plan of record as shown as Exhibit "C" to the Master Deed for Southgate Avenue Condominiums of record in Instrument No. 20060914-0113874, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 20050720-0084353, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20050715-0082419, said Register's Office.

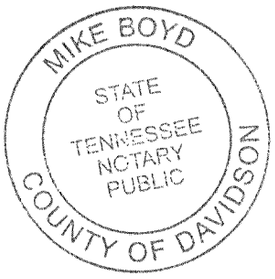
Articles of Organization for Green Street Investors, LLC, of record in Instrument No. 20151214-0125122, said Register's Office.

I, Jeff Benz, 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 the 29th day of December, 2025.

Date: December 29, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of December, 2025.



Notary Public
My commission expires: 5/9/2026