SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366725 DEEDWARRSP
01/07/2026 08:32:30 AM 5 pgs
Fees: $28.00 Taxes: $30,895.00
20260107-0001230

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,350,000.00.

Marcy Rose B.
(Affiant)

Sworn to and subscribed before me this 6 day of January, 2026.

Sunni S Paine
Notary Public

My commission expires: 02/12/2029

SUNNI S PAINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hannah Burt, Esq.
Rebekah Fisher & Associates, PLLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Dollar General Corporation (NAME)	**New Owner** (NAME)	**026-00-0128.00**
(ADDRESS) **100 Mission Ridge Goodlettsville, TN 37072**	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of EIGHT MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($8,350,000.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** a Tennessee fraternal benefit association whose mailing address is 1000 Northchase Drive, Suite 220, Goodlettsville, TN 37072, "the Grantor," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **DOLLAR GENERAL CORPORATION,** a Tennessee corporation, "the Grantee," the following described real estate in Davidson County, Tennessee, described in the attached **Exhibit "A"** which is made a part hereof and incorporated herein by reference.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

TO HAVE AND TO HOLD the Property, subject to all easements and matters of record as listed on **Exhibit "B"** attached hereto and incorporated herein by reference and applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning, and environmental laws and requirements. Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above

described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

EXECUTED as of this 6th day of January, 2026.

Armed Services Mutual Benefit Association,
a Tennessee fraternal benefit association

Brice N Smith

By: Brice N. Smith
Its: President

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6th day of January, 2026, by Brice N. Smith, President of Armed Services Mutual Benefit Association with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and that he being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2026.

Marcya H D Bove

NOTARTY PUBLIC
My Commission Expires: 7/3/2028

MARCYA H. D. BOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the city of Goodlettsville, Davidson County, Tennessee, being Lot 2 as shown on the Plan of Northchase at Rivergate of record in Plat Book 6900, Page 361, R.O.D.C., located on the northerly margin of Northchase Drive at the terminus of said drive and east of Interstate 65, being more particularly described as follows:

Beginning at a point in the easterly margin of Interstate 65, said point being S 19 degrees 21 minutes 40 seconds W, 578.85 feet from the southwesterly corner of property conveyed to Dollar General Corporation by deed of record in Instrument No. 20110207-0010868, R.O.D.C.;

Thence, leaving said easterly margin S 70 degrees 38 minutes 20 seconds E, 360.00 feet to a point;

Thence, S 19 degrees 21 minutes 40 seconds W 331.56 feet to a point in the northerly margin of Northchase Drive;

Thence, with the said northerly margin of Northchase Drive, the following calls:

with a curve to the left having a central angle of 00 degrees 23 minutes 03 seconds, a radius of 194.41 feet, a tangent length of 0.652 feet, an arc length 1.30 feet, a chord bearing of S 58 degrees 46 minutes 58 seconds W and a chord length of 1.30 feet to a point;

Thence S 69 degrees 53 minutes 28 seconds W, 4.01 feet to a point.

Thence with a curve to the right having a central angle of 42 degrees 50 minutes 00 seconds, a radius of 25.00 feet, a tangent length of 9.81 feet, an arc length of 18.69 feet, a chord bearing of S 80 degrees 00 minutes 27 seconds W, and a chord length of 18.26 feet to a point;

Thence with a curve to the left having a central angle of 78 degrees 31 minutes 08 seconds, a radius of 50.00 feet, a tangent length of 40.87 feet, an arc length of 68.52 feet, a chord bearing of S 62 degrees 09 minutes 53 seconds W, and a chord length of 63.28 feet to a point;

Thence, leaving the northerly margin of Northchase Drive N 70 degrees 38 minutes 20 seconds W 306.66 feet to a point in the easterly margin of Interstate 65;

Thence, with said margin N 42 degrees 24 minutes 20 seconds E, 22.87 feet to a concrete monument;

Thence, continuing with said margin N 19 degrees 21 minutes 40 seconds E, 370.00 feet to the point of beginning.

Containing 138,754 square feet or 3.18 acres, more or less.

Being the same property conveyed to Armed Services Mutual Benefit Association, a Tennessee fraternal benefit association by Special Warranty Deed from Tower Appraisal Company, a Tennessee corporation of record in Book 6266, Page 419, Register's Office for Davidson County, Tennessee, dated December 21, 1990 and recorded on December 30, 1990.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and Assessments not due and payable as of the date of this transfer.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 361, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7278, Page 672, as amended in Book 8892, Page 227, Book 10011, Book 609 and Instrument No. 20210817-0111406, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 8104, Page 730, in the Register's Office for Davidson County, Tennessee.

5. Communications Systems Right of Way and Easement Agreement of record in Book 6806, Page 843, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of a lease dated September 1, 2020 by and between Armed Services Mutual Benefit Association, a Tennessee fraternal benefit association, Landlord, and DG Strategic II, LLC, a Tennessee limited liability company, Tenant, as evidenced in a Memorandum of Master Lease of record in Instrument No. 20200903-0100201, in the Register's Office for Davidson County, Tennessee, as affected by that certain Memorandum of Assignment and Assumption of Master Lease dated January 6, 2026, recorded of even date herewith in the Register's Office for Davidson County, Tennessee.

7. Terms and provisions of the unrecorded subleases by and between DG Strategic II, LLC, a Tennessee limited liability company as Sub-Landlord and the below listed Sub-Tenant disclosed to the Title Company:

   a. Armed Services Mutual Benefit

   b. Sales Resource, Inc.

   c. J. Barnes & Company

   d. Eric Beasley, Attorney

   e. Craig Smaagaard, FIC, Thrivent Financial

   f. Georgia Pacific; and

   g. ArtSkills, Inc.

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 1/6/2026 (date of document).

Marcya H Bove
Affiant Signature

1/6/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before this 6th day of January, 2026.

Taylor Kline
My commission expires: 4/3/29

Notary Seal

