ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Jim Crossman Realty LLC and Double A Nashville, LLC 104 Woodmont Blvd., Suite 203 Nashville, TN 37205	**117-10-0-084.00**	**Same as New Owner**

This instrument prepared by: Morgan & Akins, PLLC
10 Burton Hills Blvd., Suite 210, Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1367561 DEEDWARRSP
01/08/2026 11:19:56 AM 4 pgs
Fees: $23.00 Taxes: $12,210.00
20260108-0001747

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **2303 CRESTMOOR, INC. a Tennessee not-for-profit corporation** ("Grantor"), by these presents hereby sells and assigns to **Jim Crossman Realty LLC , as to a fifty percent (50%) undivided interest, and Double A Nashville, LLC, as to a fifty percent (50%) undivided interest, as tenants in common** ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit "B"**, which is attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever, but subject to the limitations herein.

Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor from the date said property was conveyed to Grantor, but not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00.

Affiant

Subscribed and sworn to before me this 7th day of January, 2026.

Notary Public
My Commission Expires:_____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 7th day of January, 2026.

2303 CRESTMOOR, INC.
a Tennessee not-for-profit corporation

BY: _____
CHRIS KIRKLAND

Its: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Chris Kirkland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President of **2303 CRESTMOOR, INC. a Tennessee not-for-profit corporation**, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 7th day of ~~December~~ January, 2026~~5~~.

_____
Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Exhibit A

Land in Davidson County, Tennessee, being Lot 10, Block "A", as shown on the map entitled Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 62 thru 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 2303 Crestmoor, Inc., a Tennessee not-for-profit corporation, by Quitclaim Deed from Andrea S. Selby, of record in Instrument No. 20170705-0067108, in the Register's Office for Davidson County, Tennessee, dated June 29, 2017, and recorded on July 5, 2017.

Being the same property conveyed to 2303 Crestmoor, Inc., a Tennessee not-for-profit corporation, by Warranty Deed from Andrea S. Selby, of record in Instrument No. 20170705-0067109, in the Register's Office for Davidson County, Tennessee, dated June 29, 2017, and recorded on July 5, 2017.

This is improved property located at 2303 Crestmoor Road in City of Nashville, County of Davidson, State of Tennessee.

EXHIBIT B

This Conveyance is subject to the matters set forth below, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record and all matters that would be shown on an accurate survey of the land and property.

- Rights or claims of tenants under recorded/unrecorded leases.
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records
- No warranty is provided as to the amount of acreage or square footage of the land or any improvement thereon.
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the property.
- No warranty is provided as to minerals and similar substances, water rights, oil, gas, and similar substances unless specifically set forth herein or above.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Matters shown 10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO VIEWS DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 974, Pages 62 thru 65
- Memorandum of Lease by and between 2303 Crestmoor Inc., a Tennessee corporation ("Landlord"), and Vanderbilt University Medical Center, a Tennessee non-profit corporation ("Tenant"), of record in Instrument No. 20190826-0085224
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the property or that may be asserted by persons in possession of the property.