This Instrument Prepared By:
Miller & Martin PLLC (RGD)
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402-2289

Karen Johnson Davidson County
Batch# 1369697 DEEDWARR
01/14/2026 02:04:30 PM 10 pgs
Fees: $53.00 Taxes: $7,951.30
20260114-0003470

Name and Address of New Owner	Send Tax Bills To	Map and Parcel No.
Bellevue Warren, LLC Attn: Phillip A. Warren, Jr. 5217 Maryland Way, Suite 300 Brentwood, TN 37027	Bellevue Warren, LLC Attn: Phillip A. Warren, Jr. 5217 Maryland Way, Suite 300 Brentwood, TN 37027	14200019000

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **CROSSWATER PROPERTIES LLC,** an Oregon limited liability company, which took title to the hereinafter described real property as **CROSSWATER PROPERTIES LLC,** a California limited liability company (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **BELLEVUE WARREN, LLC,** a Tennessee limited liability company (herein "Grantee"), the property described on **Exhibit A** attached hereto and made a part hereof subject only to those matters more particularly described on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of the real estate; that it has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered except as provided herein; and that it will forever warrant and defend the same against the lawful claims of all persons whomsoever, except for those matters more particularly described on **Exhibit "B"** attached hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 13th day of January, 2026.

CROSSWATER PROPERTIES LLC, an Oregon limited liability company

By: Peter K Pa
Peter K. Parker, Manager

By: Susan Parker
Susan Parker, Manager

STATE OF Oregon)

COUNTY OF Deschutes)

Before me, Lisa A Bohard, a Notary Public in and for the state and county aforesaid, personally appeared **PETER K. PARKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of **CROSSWATER PROPERTIES LLC,** an Oregon limited liability company, the within named bargainor, and that, being duly authorized so to do, he as such Manager and with authority executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as Manager.

WITNESS my hand and seal, at office, this 12th day of Jan, 2026.

Lisa A Bohard
Notary Public
My Commission Expires: 4-28-2026.

OFFICIAL STAMP
LISA A BOHARD
NOTARY PUBLIC-OREGON
COMMISSION NO 1023466A
MY COMMISSION EXPIRES APRIL 28, 2026

[AFFIX SEAL]

SAB

OFFICIAL STAMP
LISA A BOHARD
NOTARY PUBLIC-OREGON
COMMISSION NO 1023466A
MY COMMISSION EXPIRES APRIL 28, 2026

STATE OF Oregon)

COUNTY OF Deschutes)

Before me, Lisa A. Bohard, a Notary Public in and for the state and county aforesaid, personally appeared **SUSAN PARKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Manager of **CROSSWATER PROPERTIES LLC,** an Oregon limited liability company, the within named bargainor, and that, being duly authorized so to do, she as such Manager and with authority executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as Manager.

WITNESS my hand and seal, at office, this 12th day of Jan, 2026.

Lisa A Bohard

Notary Public

My Commission Expires: 4-28-2026

OFFICIAL STAMP
LISA A BOHARD
NOTARY PUBLIC-OREGON
COMMISSION NO 1023466A
MY COMMISSION EXPIRES APRIL 28, 2026

[AFFIX SEAL]

OATH OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

I, **PHILLIP A. WARREN, JR.**, President of Bellevue Warren, LLC, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this, transfer or value of the property transferred, whichever is greater, is $2,149,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before me this 8th day of January, 2026.

Notary Public

My Commission Expires: 11.14.2029

[AFFIX SEAL]

GINA M FROMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2029

40839346v3
03450-0219
4898-5608-6661, v. 5

EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revision Lot No. 2 Bellevue Center Section 2 as of record in Plat Book 6900, page 854, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with non-exclusive appurtenant easements for ingress, egress and parking as described in Book 4878, Page 261 and Book 5205, Page 118 and as also described in Deeds of record in Book 6185, Page 585 and Book 7779, Page 374 and as set out in Plat Book 4675, Page 114 and Plat Book 6900, Page 854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crosswater Properties LLC, a California limited liability company, by deed of record in Instrument No. 20140123-0006410, Register's Office for Davidson County, Tennessee.

The said Crosswater Properties LLC, a California limited liability company, is now known as Crosswater Properties LLC, an Oregon limited liability company, pursuant to the Articles of Conversion attached hereto as Exhibit A-1.

EXHIBIT A-1

ARTICLES OF CONVERSION

1463915-94

ARTICLES OF CONVERSION

OF

CROSSWATER PROPERTIES LLC

FILED
AUG 01 2018
OREGON
SECRETARY OF STATE

ARTICLE 1
Business Entity Prior to Conversion

The name and type of business entity prior to conversion is:

Name	State of Organization	Type of Entity
Crosswater Properties LLC	California	Limited liability company

ARTICLE 2
Business Entity After Conversion

The name and type of business entity after conversion will be:

Name	State of Organization	Type of Entity
Crosswater Properties LLC	Oregon	Limited liability company

ARTICLE 3
Approval; Plan of Conversion

The conversion was approved as required by ORS 63.473 and Cal Corp. Code §17710.01 *et. seq* (California Revised Uniform Limited Liability Company Act). The plan of conversion is attached as Exhibit A and the charter documents of the converted limited liability company are appended to the plan of conversion.

ARTICLE 4
Effective Date

The date the conversion is effective under ORS 63.476 and Cal. Corp Code §17710.08 on filing of the Certificate of Conversion with the California Secretary of State.

[signature page follows]

CROSSWATER PROPERTIES LLC

146391594-19227782 CNV

The undersigned declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, directors, employees or agents of the corporation. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment or both.

PETER AND SUSAN PARKER FAMILY TRUST U/T/A dated January 26, 1998, Member

Peter E Parker Co-Trustee

PETER PARKER, Co-Trustee

Susan J Parker, Co-Trustee

SUSAN J. PARKER, Co-Trustee

Person to contact about this filing:
Thomas J. Sayeg, Karnopp Petersen LLP
Daytime phone number: (541) 382-3011

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2026, a lien, not yet due or payable.

2. Subject to the following matters shown on the Plan of record in Plat Book 6900, Page 854, Register's Office for Davidson County, Tennessee: 15'BSBL, 40'BSBL, and 10' PUDE.

3. Terms and provisions of Easement of record in Book 4878, Page 261, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Easement of record in Book 5205, Page 118, Register's Office for Davidson County, Tennessee.

5. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Jeff Arnold, RLS No. 2526, dated October 20, 2025 (the "Survey"):

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area

6. Instrument executed by Bellevue Plaza Partners titled Existing Driveway and Parking Easement dated December 16, 2025 of record in Book ____, Page ____, Register's Office for Davidson County, Tennessee.

202601140003469

Tennessee Certification of Electronic Document

I, Lindsay McBeth, 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 Jan. 13, 2026 (date of document).

Affiant Signature

Jan 13, 2026
Date

State of See attached

County of

Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary's Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 13 day of January, 2026, by Lindsay Rae McBeth,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ARLENE P. TANGALIN
Notary Public - California
San Diego County
Commission # 2398960
My Comm. Expires Mar 29, 2026

(Seal) Signature Arlene P. Tangalin

Attached to Tennessee Certification of Electronic Document