Karen Johnson Davidson County
Batch# 1371823 DEEDWARRSP
01/22/2026 02:08:30 PM 5 pgs
Fees: $28.00 Taxes: $9,435.00
20260122-0005403

SPECIAL WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-591

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy B. Cooke c/o Cooke Properties	Same as new owner	083-09-0-485.00
(NAME) 205 17th Avenue North, Suite 201	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R.W. Grace Development Corp.**, a Tennessee Corporation, f/k/a 5 Points AH Development Corp. (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Nancy B. Cooke** (the "**Grantees**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "B", attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is improved property located at 1103 & 1105 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of

all persons, claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 21st day of January, 2026.

GRANTOR:

R.W. Grace Development Corp.,
a Tennessee Corporation

By: _____
Robert Grace, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Robert Grace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of R.W. Grace Development Corp., a Tennessee Corporation, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself/herself as Secretary of the Corporation.

WITNESS my hand, at office, this 21 day of January, 2026.

_____
Notary Public

My Commission Expires: 5-8-29

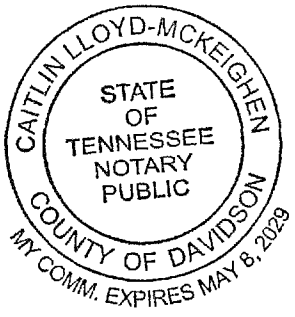


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 5 and 6 on the Second Resubdivision of the Bransford-McWhirter Subdivision of the Alliston Place, of record in Plat Book 332, Page 20, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the Northerly right-of-way line of Woodland Street, 50 feet in width, at a corner common with Lot 4 on the said Second Resubdivision of the Bransford-McWhirter Subdivision; Thence leaving the Northerly right-of-way line of Woodland Street with the Westerly line of said Lot 4, North 07 deg 09 min 31 sec East, 152.38 feet to an existing iron rod on the Southerly right-of-way line of Alley Number 731,20 feet in width; Thence with the Southerly right-of-way line of Alley Number 731, North 82 deg 40 min 21 sec West, 100.00 feet to an existing iron rod at a corner common with Lot 7 on said Resubdivision; Thence leaving the Southerly right-of-way line of Alley Number 731 with the Easterly line of said Lot 7, South 07 deg 55 min 40 sec West, 135.23 feet to an existing iron rod on the Northerly right-of-way line of Woodland Street; Thence with the Northerly right-of-way line of Woodland Street, South 73 deg 06 min 46 sec East, 103.30 feet to the point of beginning; containing 14,518 square feet or 0.333 acres more or less, according to a survey by Cherry Land Surveying, Inc., Job #10022, dated January 27, 2010.

Being the same property conveyed to 5 Points A H Development Corp. by Special Warranty Deed from Five Point East, LLC, of record in Instrument No. 20100506-0034374, in the Register's Office for Davidson County, Tennessee, dated April 30, 2010, and recorded on May 6, 2010. On August 27, 2020, 5 Points A H Development Corp. changed its business name to Robert Grace Development Corp. On September 23, 2020, Robert Grace Development Corp. changed its business name to R. W. Grace Development Corp., a Tennessee corporation.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025, now due and payable, and taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND RESUBDIVISION OF THE BRANSFORD-MCWHIRTER SUBDIVISION OF THE ALLISTON PLACE, as recorded in Plat Book 332, Page 20.

4. All matters shown on that certain Tennessee Category 1 Survey dated December 2, 2025, and prepared by DAVID P. BRACKMAN R.L.S.# 1684.

5. Lease Agreement dated August 25, 2020, by and between R. W. Grace Development Corp., a Tennessee corporation f/k/a 5 Points AH Development Corp., a Tennessee corporation as Landlord, and Southern Veterinary Partners, LLC as Tenant, as amended.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 January 21, 2026.

Affiant Signature

January 21, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of January, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27