Karen Johnson Davidson County
Batch# 1373512 DEEDWARR
01/30/2026 10:30:30 AM 6 pgs
Fees: $33.00 Taxes: $2,497.50
20260130-0006563

Special Warranty Deed



STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of January, 2026

Notary Public

My commission expires: June 8 2028

THIS INSTRUMENT WAS PREPARED BY
Slutzky Wolfe & Bailey LLP
2255 Cumberland Pkwy #1300
Atlanta, GA 30339

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ZIG SWIG Nashville LLC 4722 Park Road, Suite C Charlotte, North Carolina 28209	New Owner	14200038700

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WILLIAM CONOLY BROWN and DAVID A. HOOD, JR. ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto ZIG SWIG NASHVILLE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property, known as 7661 B Highway 70 S, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants 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 any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 20 day of January 2026.

GRANTOR:

WILLIAM CONOLY BROWN

DAVID A. HOOD, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared WILLIAM CONOLY BROWN and DAVID A. HOOD, JR., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 20th day of January 2026.

NOTARY PUBLIC

My Commission Expires: 7/3/27

SAMUEL E. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Re-Subdivision of Lot 1 The Galleries at Bellevue, of record as Instrument No. 20190306-0020612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to William Conoly Brown and David A. Hood, Jr., as tenants in common by virtue of Warranty Deed from Joe Gower, married, dated March 28, 2018, and recorded April 4, 2018, as Instrument No. 20180404-0031605, Register's Office for Davidson County, Tennessee.

This is improved property also known as 7661 B Highway 70 S. Nashville, Tennessee, 37221.

Map and Parcel: 14200038700

TOGETHER WITH the free and common use to that certain Easement recorded in Book 8293 page 3 and Book 8323 page 183.

Exhibit B

Permitted Exceptions

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

2. Joint Access and Utility Easement by and between The Bellevue Galleries, L.P., a Tennessee limited liability partnership, Service Merchandise Company, Inc., a Tennessee corporation, and Stewart F. Kresge, trustee under a trust instrument dated Decembre 5, 1977, for the benefit of Raymond Zimmerman, which reflects that joiner of beneficiary is not required, dated February 11, 1991, and recorded February 14, 1991 in Book 8293, Page 3; as amended by Amendment to Joint Access and Utility Easement by and between The Bellevue Galleries, L. P., a Tennessee limited partnership, Service Merchandise Company, Inc., a Tennessee corporation, and Stewart F. Kresge, trustee under trust instrument dated December 5, 1977, for the benefit of Raymond Zimmerman, which reflects that joiner of beneficiary is not required, dated March 27, 1991, and recorded April 3, 1991 in Book 8323, Pages 82; as amended by Amendment to Accessway Agreement by and between The Bellevue Galleries, L.P., a Tennessee limited partnership, Service Merchandise Company, Inc., a Tennessee corporation and Stewart F. Kresge, Trustee under a trust instrument dated December 5, 1977, for the benefit of Raymond Zimmerman, which reflects that joiner of beneficiary is not required, dated March 17, 1991, and recorded April 3, 1991 in Book 8323, Page 100, in the Register's Office of Davidson County, Tennessee.

3. Ground Lease and Declaration of Easements, Covenants, and Restrictions by and between Stewart F. Kresge, Trustee under that certain trust instrument dated December 5, 1977, for the benefit of Raymond Zimmerman ("Landlord") and Home Depot U.S.A., Inc., a Delaware limited liability corporation ("Tenant"), dated March 27, 1991, and recorded April 3, 1991 in Book 8323, Page 111, aforesaid records.

4. Reciprocal Easement and Operation Agreement by and between The Bellevue Galleries, L.P., a Tennessee limited partnership, and Home Depot U.S.A., Inc., a Delaware corporation, dated March 27, 1991, and recorded April 3, 1991 in Book 8323, Page 183; as amended by Amendment to Reciprocal Easement and Operation Agreement by and between The Bellevue Galleries, L.P., a Tennessee limited partnership, Home Deport U.S.A., Inc., a Delaware corporation, Toys "R" US, Inc., a Delaware corporation, and Sovran Bank/Tennessee, a national banking association, dated July 3, 1991, and recorded July 10, 1991 in Book 8394, Page 993; as amended by Second Amendment to Reciprocal Easement and Operation Agreement by and between BMP-Bellevue L.P., a Tennessee limited partnership (formerly named The Bellevue Galleries, L.P., Home Depot U.S.A., Inc., a Delaware corporation, Toys "R" US, Inc., a Delaware corporation, Taco Bell

Corp., a Virginia corporation and NationsBank of Tennessee, a Tennessee banking association, dated January 7, 1994, and recorded January 7, 1994 in Book 9214, Page 962; as amended by Third Amendment to Reciprocal Easement and Operation Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation, BMP- Bellevue, L.P., a Tennessee limited partnership (formerly The Bellevue Galleries, L.P., , Toy 'R US. Inc., a Delaware corporation, Taco Bell Corp., a California corporation, and Circuit City Stores, Inc., a Virginia corporation, dated June 23, 1995, and recorded July 3, 1995 in Book 9720, Page 53, aforesaid records.

5. Declaration of Restrictive Covenant (Shopping Center) by The Bellevue Galleries, L.P., dated July 12, 1991, and recorded July 16, 1991 in Book 8399, Page 90, aforesaid records.

6. Inspection and Maintenance Agreement For Private Stormwater Management Facilities by and between Hickory 1, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 5, 2008, and recorded October 10, 2008 as Instrument No. 20081010-0102700, aforesaid records.

7. Agreement for Dedication of Easement for Storm Drainage and Appurtenances from Hickory 1, LLC to The Metropolitan Government of Nashville and Davidson County, dated September 5, 2008, and recorded October 10, 2008 as Instrument No. 20081010-0102709, aforesaid records.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by William Conoly Brown, dated July 25, 2018, and recorded July 30, 2018 as Instrument No. 20180730-0074236, aforesaid records.

Tennessee Certification of Electronic Document

I, Stephanie Kleam, 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 1/23/26 (date of document).

Affiant Signature

1/23/26
Date

State of Texas

County of Denton

Sworn to and subscribed before me this 23 day of January 2026, 2025.

Notary's Signature

BRIDGETT BIRDSONG
Notary Public, State of Texas
Comm. Expires 08-19-2027
Notary ID 130335449

MY COMMISSION EXPIRES: 8/19/2027

NOTARY'S SEAL