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This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510974 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,750,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of January, 2026 Notary Public My Commission Expires: 1/30/26

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of January, 2026, among:

AJS ASSOCIATES, A KENTUCKY GENERAL PARTNERSHIP

its successors and/or assigns (the "**Grantor**")

AND

WESTCHASE PARTNERS LLC FOR THE BENEFIT OF WESTCHASE SERIES 1, A SERIES OF WESTCHASE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

including all successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A tract of land located in Davidson County, Tennessee being Lot No. 1 on the Revised Plan of Northgate Park, Section 13, as of record in Plat Book 6200, page 178, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated December 17, 2025, and known as Job No. 250280 as follows:

Karen Johnson Davidson County
Batch # 1374560 DEEDWARR
02/02/2026 09:07:11 AM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20260202-0006810

Beginning at an existing iron pin in the northerly margin of Long Hollow Pike and being the southwesterly corner of North gate Investment property (Inst# 201610280114308); thence continuing with the right of way margin S 35°03'20" W a distance of 140.00' to an existing iron pin and being the southeastern corner of Volunteer 310 GV, LLC property (Inst# 202112080162634); thence leaving the right of way margin and with the line of Volunteer 310 GV, LLC property N 54°56'47" W a distance of 249.20' to an existing metal rod in the line of Pank Partners property (Inst# 20101 001 0078456); thence leaving the line of Volunteer and with the line of Pank Partners Property N 38°48'27" E a distance of 140.66' to an existing iron pin and being the southwesterly corner of Northgate Investment Trust property (Inst# 201610280114308); thence continuing with the line of Northgate Investment Trust property S 54°51'40" E a distance of 240.00' to the point of beginning and having an area of 34288.85 square feet, 0. 79 acres+/-.

Being a portion of the same property conveyed to AJS Associates, a Kentucky General Partnership by deed from KFC National Management Company, a corporation, dated May 25, 1999, of record in Book 11497, page 318, Register's Office for Davidson County, Tennessee.

Being also known as 314 Long Hollow Pike, Goodlettsville, TN 37072.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from a boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

AJS ASSOCIATES,
a Kentucky General Partnership

By: _____
Richard L. Schleicher, Company Representative

STATE OF Indiana)
COUNTY OF Floyd)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard L. Schleicher, within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Company Representative of AJS Associates, a Kentucky general partnership, the maker, and is authorized by the maker to execute the foregoing instrument.

WITNESS my hand and official seal at office this 20 day of January 2026.

Brooke Bowling
Notary Public

My Commission Expires: 8-5-33



Owner Name & Property Address:

Name: WESTCHASE PARTNERS LLC FOR THE BENEFIT OF WESTCHASE SERIES 1, A SERIES OF WESTCHASE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
Address: 204 Woodlake Dr.
City, State, Zip: Gallatin, TN 37066

Responsible Party For Taxes:

Name: WESTCHASE PARTNERS LLC FOR THE BENEFIT OF WESTCHASE SERIES 1, A SERIES OF WESTCHASE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
Address: 204 Woodlake Dr.
City, State, Zip: Gallatin, TN 37066

Tax ID: 019-14-010.00