RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,800,000.00. Affiant Sworn to and subscribed before me this 23 day of January, 2026. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1374687 DEEDWARR 02/02/2026 12:42:30 PM 5 pgs Fees: $28.00 Taxes: $14,060.00 20260202-0006951	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Anderson Land Company, LLC 3716, 3720, and 3700 Dickerson Pike Nashville, TN 37207	The Farmers Bank 515 Hwy 76 White House, TN 37188	041-16-0-036.00 041-16-0-056.00 041-16-0-060.00

THIS GENERAL WARRANTY DEED is made and effective as of the 23 day of January, 2026 (the "***Effective Date***"), by and between:

ANCHOR PROPERTY HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantor***"); and

ANDERSON LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

The following described real estate situated in Davidson County, Tennessee, to-wit:

Tract I (3716 Dickerson Pike, Nashville, Tennessee 37207/Map & Parcel 04116003600):

BEING Lot No. 2 of a Resubdivision of a portion of a tract marked "Revised from Commercial No. 2" of the Plat of Bellshire Estates, Section 5, as of record in Book 4595, Page 38, 12th Civil District, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a monument located S 3° 27' W 205.0 feet from the point where the center line of Tuchahoe Drive intersects the West margin of Dickerson Pike; thence, S 3° 27' W 100.40 feet with the West margin of Dickerson Pike to a monument; thence, with said West margin of Dickerson Pike along a curve 131.96 feet to a monument; thence N 86° 41' W 175.77 feet to an iron pin; thence, and with Lot No. 1 of said Resubdivision N 3° 27' E 232.19 feet to a monument; thence S 86° 33' E

150.00 feet to the beginning, containing 40,685 square feet or 0.93 acres, more or less by survey of Harold Morris, Tennessee Register's No. 223, June 2, 1972.

Being the same property conveyed to Anchor Property Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Anchor Bible Concepts, a Tennessee not for profit Corporation, of record in Instrument No. 20031210-0176927, in the Register's Office for Davidson County, Tennessee, dated November 25, 2003, and recorded on December 10, 2003.

Tract II (3720 Dickerson Pike, Nashville, Tennessee 37207/Map & Parcel 04116005600):

Land in the 12th Civil District of Davidson County, Tennessee, being the Northeasterly corner of commercial Lot No. 2 of Bellshire Estates, Section 5, of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey of Wayne A. Cooper, dated November 19, 1966, as follows:

Beginning at a concrete monument in the Southerly margin of Tuckahoe Drive at the end of the return where Tuckahoe Drive intersects Dickerson Road; thence with the Southerly margin of Tuckahoe Drive, North 86 deg. 32 min. West 125 feet to an iron pin; thence South 3 deg. 28 min. West 175 feet to an iron pin; thence South 86 deg. 32 min. East 150 feet to an iron pin in the Westerly margin of the right-of-way for Dickerson Road; thence with said Westerly margin of Dickerson Road, North 3 deg. 28 min. East 150 feet to an iron pin at the beginning of a curve having a radius of 25 feet; thence around said curve to the left, a distance of 39.3 feet to the point of beginning.

LESS, EXCEPT AND RESERVING unto Kerr-McGee Refining Corporation, its successors and assigns, all oil, gas and other minerals (whether of similar or dissimilar nature) together with all rights associated therewith AND the right of entry on the Real Estate to conduct such environmental testing, monitoring or remediation as it sees fit, as provided in that certain Special Warranty Deed of record in Deed Book 8382, Page 713, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anchor Property Holdings, LLC, a Tennessee limited liability company, by Special Warranty Deed from Swifty Oil Co., Inc., an Indiana corporation, of record in Instrument No. 20140818-0074255, in the Register's Office for Davidson County, Tennessee, dated August 14, 2014, and recorded on August 18, 2014.

Tract III (3700 Dickerson Pike, Nashville, Tennessee 37207/Map & Parcel 04116006000):

Land in Davidson County, Tennessee, being part of the lot shown as "Reserved for Commercial No. 2" on the plan of Bellshire Estates, Section 5, of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, and described according to a Mortgage Loan Inspection by John B. Kohl, III, dated August 21, 1991, as follows:

Beginning at a point on the Northerly margin of Bellshire Drive, said point being the Southwesterly corner of the herein described lot; thence with the line Northwardly 204.9 feet, more or less, (field measured) to a point; thence Eastwardly 174.6 feet, more or less, (field measured) to the Westerly margin of Dickerson Pike; thence with the Westerly margin of said Dickerson Pike Southwardly 175.0 feet, more or less, to the beginning of a curve, thence around said curve to the right, 39.2 feet to the Northerly margin of Bellshire Drive: thence with the Northerly margin of said Bellshire Drive, Westwardly 150 feet to the point of beginning.

Being the same property conveyed to Anchor Property Holdings, LLC, by Warranty Deed from Larry W. Powell of record in Instrument No. 20041221-0151829, in the Register's Office for Davidson County, Tennessee, dated December 20, 2004, and recorded on December 21, 2004.

This is improved property commonly known as 3716, 3720, and 3700 Dickerson Pike, Nashville, TN 37207.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 2133, Page 114.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 4595, Page 38.

3. Declaration of Restrictions of record in Book 2294, Page 346, as amended in Book 2298, Page 109 and Book 4476, Page 565.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, Page 195.

5. Easement contained in Deed of record in Book 7841, Page 133.

6. Reservation unto Kerr-McGee Refining Corporation, its successors and assigns, of all oil, gas and other minerals (whether of similar or dissimilar nature) together with all rights associated therewith AND the right of entry on the Real Estate to conduct such environmental testing, monitoring or remediation as it sees fit, as provided in the Deed of record in Book 8382, Page 713.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Anchor Property Holdings LLC

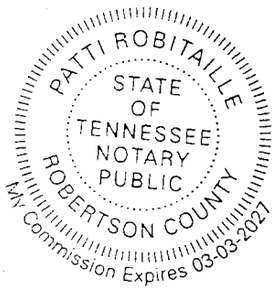
BY: _____

John F. Stancil
Manager and sole Voting Member

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, JOHN F. STANCIL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager and sole Voting Member of Anchor Property Holdings LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such corporation as its free act and deed.

Witness my hand, at office, this 23 day of January, 2026.



Patti Robitaille
Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 23rd day of January 2026.

Patti Robitaille

Affiant Signature

Date: 01/28/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28th day of January 2026.

Notary Public

My Commission Expires: 02/29/2028

