Karen Johnson Davidson County
Batch# 1377041 DEEDWARRSP
02/06/2026 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20260206-0008812

Prepared by:	New Property Owner Name & Address:	Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Butler Snow LLP 1819 Fifth Avenue North, Suite 1000 Birmingham, AL 35203	1306 Lebanon LLC 4 Star Point, Suite 204 Stamford, CT 06902	4 Star Point, Suite 204 Stamford, CT 06902	1306 Lebanon Pike, Nashville, TN 37210	094-00-0-030

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 27 day of January, 2026, by and between **ELEMENTAL PROPERTIES, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **1306 LEBANON LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in the City of Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by Warranty Deed of record as Instrument Number **20150202-0009734** in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

ELEMENTAL PROPERTIES, LLC,
a Delaware limited liability company

By: _____
Name: Milton L. Lovell
Title: Co-Manager

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, a Notary Public of the state and county mentioned, personally appeared Milton L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Co-Manager of ELEMENTAL PROPERTIES, LLC, the within named bargainor, a Delaware limited liability company, and that such person as such Co-Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such Co-Manager.

WITNESS MY HAND, at office, this 23 day of January, 2026.

_____
Notary Public

My Commission Expires: 2/29/28

ERIN PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. FEB. 29, 2028

29060299_1

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is TWO MILLION AND NO/100 Dollars ($2,000,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of January, 2026.

Notary Public

My Commission Expires: June 27, 2027

Coretta Sneed
Notary Public, State of New York
Reg. No. 01SN0010279
Qualified in New York County
Commission Expires June 27, 2027

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

A tract of land in the 19th District of Davidson County, Tennessee, and being Lot 2 of Nashville Truck Subdivision as recorded in Book 7900, Page 613, Register's Office of Davidson County, Tennessee (RODC). Tract being bounded on the north and east by Lot 1 of said Nashville Truck Subdivision, on the south by the northern Right of Way (ROW) of Lebanon Pike, and on the west by Metropolitan Government of Nashville and Davidson County as recorded in Instrument Number 20120827-0076918, RODC. Tract being more particularly described as follows:

Point of beginning lying on the northern ROW of said Lebanon Pike and being the southeast corner of the tract being described: thence with said ROW along a curve to the right having an arc length of 377.00 feet, a radius of 1095.92 feet, an angle of 19°42'35", a tangent of 190.38 feet, and a chord bearing and distance of North 87°37'09" West 375.14 feet to a point; thence leaving said ROW North 12°02'56" East 254.85 feet to a point; thence South 87°37'09" East 286.92 feet to a point; thence South 07°52'03" East 255.30 feet to the point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Book 7900, Page 613, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Removal of Easement and Establishment of New Easement, by and between Nashville Truck Company, Inc. and Vernon M. Williams, Sr., et al., of record in Book 9131, Page 23, in the Register's Office of Davidson County, Tennessee.

4. Rights of nexAir, LLC, as tenant only, under written, unrecorded, unexpired lease with no rights of first refusal or options to purchase.

5. The following matters disclosed on a survey done by Blew, Inc., dated December 5, 2025, and designated as Job No. 25-10962:

   (a) Overhead service wires located on southerly side of subject property. Policy excepts the rights and easements of others to use and maintain.

   (b) Fence varies up to 1.3' south of the northerly property line. Grantor may be out of possession of a strip of land lying to the north of said fence, which strip is a maximum width of 1.3', more or less. Grantee waives any and all loss, claim, or damage incurred by reason thereof.

   (c) Fence varies up to 1.8' west of the easterly property line. Grantor may be out of possession of a strip of land lying to the east of said fence, which strip is a maximum width of 1.8', more or less. Grantee waives any and all loss, claim, or damage incurred by reason thereof.

Tennessee Certification of Electronic Document

I, Brandon Snively, 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 1/27/2026 (date of document).

Affiant Signature

1/27/2026

Date

State of New York

County of New York

Sworn to and subscribed before me this 27th day of January, 2026.

Notary's Signature

Coretta Sneed
Notary Public, State of New York
Reg. No. 01SN0010279
Qualified in New York County
Commission Expires June 27, 2027

MY COMMISSION EXPIRES: June 27, 2027

NOTARY'S SEAL