Karen Johnson Davidson County
Batch# 1378783 DEEDWARR
02/10/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20260210-0010213

WARRANTY DEED

ALLI PINKSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-25-9937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OHB PHOENIX, GP	**New Owner**	
(NAME) 717 Old Hickory Boulevard	(NAME) **942 Main Street**	160-14-0H-002.00-CO, , 160-14-0H-006.00-CO, 160-14-0H-003.00-CO, 160-14-0H-001.00-CO, 160-14-0H-004-00, 160-14-0H-005-00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **717 Old Hickory, LLC, an Illinois Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OHB PHOENIX, GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 717, 719, 721, 723, 725 and 727 on the Plan of The Eisley, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument Number 20230526-0040118 and Amended in Instrument Number 20240408-0024821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 717 Old Hickory, LLC, an Illinois Limited Liability Company by Warranty Deed from The Eagle Brentwood LLC, an Illinois Limited Liability Company of record in Instrument No. 20220505-0051837 Register's Office for Davidson County, Tennessee, dated April 26, 2022 and recorded on May 05, 2022.

This is property more commonly known as 717 Old Hickory Boulevard, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 6th day of February, 2026.

717 Old Hickory, LLC, an Illinois Limited Liability Company

By:_____
Andrew Suzore, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Andrew Suzore, Authorized Agent of 717 Old Hickory, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 717 Old Hickory, LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Suzore, Authorized Agent of 717 Old Hickory, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 6th day of February, 2026.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **February 6, 2026**.

Date

Alli P

Affiant Signature

2/9/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County