Karen Johnson Davidson County
Batch # 1383881 DEEDWARRSP
02/20/2026 03:58:59 PM 5 pgs
Fees: $28.00 Taxes: $52,170.00
20260220-0013877

This Instrument Prepared By:
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Willow Nashville, LLC 2722 Old Elm Hill Pike Suite A Nashville, TN 37214	Willow Nashville, LLC 2722 Old Elm Hill Pike Suite A Nashville, TN 37214	Map 163 Parcel 313

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is FOURTEEN MILLION ONE HUNDRED THOUSAND and 00/100 Dollars ($14,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of February, 2026.

Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

For and in consideration of the sum of FOURTEEN MILLION ONE HUNDRED THOUSAND and 00/100 Dollars ($14,100,000.00), the receipt and sufficiency of which are hereby acknowledged, Willow Pointe TN, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Willow Nashville, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1200 Hickory Hollow Terrace, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this _____ day of February, 2026.

GRANTOR:

WILLOW POINTE TN, L.P.,
a Tennessee limited partnership

By: Freeman Webb Willow Pointe, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
James Robert Freeman, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, LISA J. HEDGEPATH, a Notary Public of said County and State, personally appeared James Robert Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Freeman Webb Willow Pointe, LLC, a Tennessee limited liability company, the General Partner of Willow Pointe TN, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager.

Witness my hand and seal, at Office in the aforesaid county and state, this 19th day of February, 2026.

_____
Notary Public

My Commission expires: September 7, 2026

LISA J. HEDGEPATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot J-3 on the Final Plat of Willow Pointe Apartments of record in Plat Book 7900, Page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that property conveyed to the State of Tennessee by Deed of record in Book 10819, Page 27, said Register's Office.

Being the same property conveyed to Willow Pointe TN, L.P., a Tennessee limited partnership, by deed dated February 20, 2012, and recorded in Instrument No. 20120224-0016422 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Matters shown on the Plan of record in Plat Book 7900, Page 902, in the Register's Office for Davidson County, Tennessee.

2. Gas line easement, terms, provisions and restrictions contained in the Right of Way Agreement in favor of Gulf Interstate Gas Company by instrument dated October 16, 1953, of record in Book 2203, Page 565, and conveyed to Columbia Gulf Transmission Company by instrument dated December 3, 1958, of record in Book 2875, Page 299, and as modified by the Partial Release of record in Book 5118, Page 797, in said Register's Office.

3. Reservation of a 15' utility, drainage and landscaping easement as set forth in instrument dated February 27, 1985, of record in Book 6503, Page 430, said Register's Office.

4. Easements and pump station maintenance obligations set forth in Special Warranty Deed from Hickory Hollow Mall, Inc., to Bent Tree Apartments, Ltd., dated January 12, 1984, of record in Book 6215, Page 71, in Register's Office.

5. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, for water main, dated March 12, 1997, of record in Book 10461, Page 704, in said Register's Office.

6. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, for force main, dated March 12, 1997, of record in Book 10461, Page 700, in said Register's Office.

7. Non-exclusive Easement granted to Comcast of Nashville I, LLC, for a broadband communications system by instrument dated December 15, 2010, of record in Instrument Number 20110620-0047281, in said Register's Office.

8. Regulatory Agreement of record in Instrument No. 20120224-0016423, in said Register's Office.

9. Covenants, conditions and restrictions affecting the land set forth in the Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits by and between Willow Pointe TN, L.P. and Tennessee Housing Development Agency, of record in Instrument No. 20120224-0016427, in said Register's Office.