Karen Johnson Davidson County
Batch# 1384734 DEEDWARR
02/23/2026 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $15,910.00
20260223-0014364

THIS INSTRUMENT PREPARED BY:

Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,300,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2026.

Notary Public
My Commission Expires: 10-4-27

RACHAEL BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Marketplace Properties, LLC 345 Hill Avenue Nashville, Tennessee 37210	New Owner	106-11-0-029.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HILL AVENUE PROPERTIES, GP**, a Tennessee general partnership ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **MARKETPLACE PROPERTIES, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 200 Hill Avenue, Nashville, Davidson County, Tennessee 37210. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject, including referenced 2026 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 9th day of January, 2026.

GRANTOR:

HILL AVENUE PROPERTIES, GP,
a Tennessee general partnership

By: _____
Nathaniel Beaver, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Nathaniel Beaver, 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 Managing Partner of Hill Avenue Properties, GP, a Tennessee general partnership, the within named bargainor, and that he as Managing Partner of the partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as Managing Partner.

WITNESS my hand, at office, this 9th day of January, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2027

ALLISON TIMMERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 2, 3 & 4, as shown on the map entitled the Plan of Oliver Subdivision, of record in Plat Book 6050, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to INFINITY PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JAY T. LAWSON AND JEFFREY R. HEARINGTON, of record in Instrument No. 20140408-0029323, dated April 4, 2014, said Register's Office.

Being further conveyed to INFINITY PROPERTIES PARTNERSHIP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from INFINITY PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20180326-0028230, dated March 26, 2018, said Register's Office.

Being further conveyed to HILL AVENUE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from INFINITY PROPERTIES PARTNERSHIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190927-0098449, dated September 25, 2019, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 6050, page 141, said Register's Office.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 January 9, 2026 (date of document).

Affiant Signature

January 9, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

