THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152856** Karen Johnson Davidson County Batch # 1384830 DEEDWARRSP 02/24/2026 10:48:58 AM 2 pgs Fees: $13.00 Taxes: $6,105.00 20260224-0014476	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

SPECIAL WARRANTY DEED

Address New Owner: D&Q Partnership LLC 417 Liberty Drive Smyrna, TN 37167	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16300030800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **5304 Hickory Hollow LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D&Q Partnership LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. K1 on the Plan of Resubdivision of Section Eight, Hickory Hollow Mall, of record in Plat Book 6050, Page 109, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to 5304 Hickory Hollow LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeffrey L. Smith, of record in Instrument No. 20210726-0099642, in the Register's Office for Davidson County, Tennessee, dated July 12, 2021, and recorded on July 26, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RESUBDIVISION OF SECTION EIGHT, HICKORY HOLLOW MALL, as recorded in Plat Book 6050, Page 109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 5200, Page 29.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 5190, Page 218.

Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, Page 769, as amended in Book 5189, Page 947.

Right of Way Agreements of record in Book 2243, Page 635 and Book 4457, Page 373, as modified in Book 4629, Page 150.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 5304 Hickory Hollow Pkwy Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2026.

5304 Hickory Hollow LLC

By: _____
Jeffrey Smith, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeffrey Smith, 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 sole member (or other officer authorized to execute the instrument) of 5304 Hickory Hollow, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of February, 2026.

_____
Notary Public
exp: 1/15/29

CHRISTY N WILLIAMS
NOTARY PUBLIC
ALABAMA STATE AT LARGE