Karen Johnson Davidson County
Batch# 1386968 DEEDWARR
03/02/2026 10:00:30 AM 6 pgs
Fees: $33.00 Taxes: $814.00
20260302-0015994

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File No. 1-25197-CC

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Valley Station Towne Center, LLC P.O. Box 22589 Louisville, KY 40252	New Owner	08600019100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GORDON F. MCCAMMON,** a individual, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto the **VALLEY STATION TOWNE CENTER, LLC,** a Kentucky limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include its respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges, and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property located at: 0 Old Hickory Boulevard, Hermitage, TN 37076

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever.

Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has good right and lawful authority to convey the same, and that the Property is free and clear of all liens and encumbrances, except for those matters shown on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds himself, his successors, and assigns to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on the Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of February, 2026.

GRANTOR:

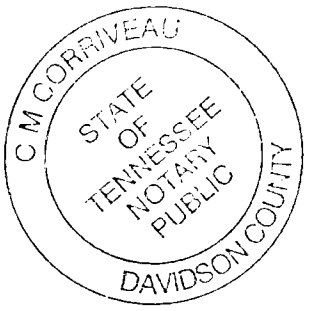
Gordon F. McCammon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon F. McCammon, the within-named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February 2026.



Notary Public
My Commission Expires: 01/22/2029

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of February, 2026.

Notary Public

My Commission Expires: 11/22/2029

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of Property

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest quadrant of the intersection of Hermitage Woods Drive and Rockwood Drive, and being part of the property conveyed to First American National Bank by deed of record in Book 5086, Page 959, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey of Barge, Waggoner, Sumner & Cannon dated March 12, 1985, as revised December 14, 1989 as follows:

Beginning at a point in the Westerly margin of Hermitage Woods Drive, said point being Southerly 210.75 feet from the Southerly margin of Rockwood Drive;

Thence, leaving said Westerly margin of Hermitage Woods Drive with the Northerly line of a portion of Hermitage Woods, Phase 2A, of record in Book 4860, Pages 62, 63 and 64, Register's Office for Davidson County, Tennessee, North 45° 27' 29" West, 279.39 feet to a monument;

Thence, with a portion of the Easterly line of the property conveyed to Henry L. Haynes by deed of record in Book 3908, Page 55, Register's Office for Davidson County, Tennessee, and the Easterly line of the property conveyed to John W. Hayes, Sr., et ux, by deed of record in Book 4990, Page 458, Register's Office for Davidson County, Tennessee, North 05° 05' East 672.70 feet to the center of Dry Fork Creek;

Thence, with said center of Dry Fork Creek and a portion of the Southerly line of the property conveyed to Randall Phillips Builders, Inc. by Deed of record in Book 5584, Page 274, Register's Office for Davidson County, Tennessee, South 70° 38' East, 101.11 feet;

Thence, with a portion of the Westerly line of said Randall Phillips Builders, Inc. property South 06° 39' 17" East, 290.00 feet;

Thence, with the Southerly margin of Rockwood Drive as shown on the Plan of Hermitage Woods Phase 1, of record in Book 4460, Page 82, Register's Office for Davidson County, Tennessee, with a curve to the left 386.41 feet, said curve having a central angle of 30° 10' 26", a radius of 733. 73 feet, a tangent of 197 .80 feet and a chord of South 19° 01' 30" East, 381.96 feet;

Thence with a curve to the right 37.46 feet, said curve having a central angle of 85° 50' 44", a radius of 25.00 feet, a tangent of 23.25 feet and a chord of South 08° 48' 30" West, 34.05 feet;

Thence, with the Westerly margin of Hermitage Woods Drive, South 51° 44' West, 2.00 feet;

Thence, continuing with said Westerly margin of Hermitage Woods Drive with a curve to the left 185.50 feet to the point of beginning, said curve having a central angle of 31° 48' 28", a radius of 334.15 feet and a tangent of 95.21 feet and a chord of South 35° 39' 46" West, 183.13 feet. Containing 3.32 acres, more or less.

Being the same property conveyed to Gordon F. McCammon by Quitclaim Deed from Gale L. McCammon of record in Instrument No. 20060308-0026714, in the Register's Office for Davidson County, Tennessee, dated February 17, 2006, and recorded on March 8, 2006.

EXHIBIT "B"

Permitted Exceptions

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

2. Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws of record in Book 5745, page 294, Register's Office for Davidson County, Tennessee.

3. Sewer line across North property line as referenced in Book 6732, page 792, Register's Office for Davidson County, Tennessee.

4. Unrecorded Cross Easement Agreement, dated June 10, 1987, between TennSouth Properties, Ltd. And Robert J. Huber, as referenced in Book 8516, page 754, Register's Office for Davidson County, Tennessee.

5. Flow of Dry Creek.

6. The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property. Lack of access as referenced in Book 8516, page 754, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 02/27/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/27/2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

