Karen Johnson Davidson County
Batch# 1395554 DEEDWARRSP
03/20/2026 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $12,950.00
20260320-0022527

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 $3,500,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2026. Notary Public My Commission Expires: 2/17/2030

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Batten Shaw Properties 107 Music City Circle, Suite 300 Nashville, Tennessee 37214	New Owner	062-00-0-109.00

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, **BATTEN & SHAW PARTNERSHIP**, a Tennessee general partnership ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **BATTEN SHAW PROPERTIES,** a Tennessee general partnership ("***Grantee***"), and Grantee's successors and assigns, the following described tract or parcel 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 107 Music City Circle, Nashville, Davidson County, Tennessee 37214.

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 18th day of March, 2026.

GRANTOR:

BATTEN & SHAW PARTNERSHIP,
a Tennessee general partnership

By: _____
Jimmy Batten, Partner

By: _____
Danny Shaw, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jimmy Batten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Partner of Batten & Shaw Partnership, a Tennessee general partnership, the within named bargainor, and that he as such Partner of the partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as a Partner.

WITNESS my hand, at office, this 18th day of March, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 2/17/2030

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Danny Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Partner of Batten & Shaw Partnership, a Tennessee general partnership, the within named bargainor, and that he as such Partner of the partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as a Partner.

WITNESS my hand, at office, this 18th day of March, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 2/17/2030

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Music City Villa, Section 2, as shown on plat of record in Plat Book 4715, Page 90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Batten & Shaw Partnership, by Special Warranty Deed from American Pharmacy Cooperative, Inc., of record in Instrument No. 20051219-0151781, dated December 15, 2005, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4715, Page 90, said Register's Office.

3. Restrictions contained in the Deed of record in Book 4547, Page 287, said Register's Office.

4. Easement Agreement of record in Instrument No. 20011030-0118447, said Register's Office.

5. Terms and Provisions of Lease dated December 11, 1997, by and between Lineberry Properties, Inc., Lessor, and Powertel Memphis Inc., Lessee, as evidenced by the Memorandum of Lease of record in Book 10719, Page 275, as amended in Instrument No. 20010327-0029122 and as assigned in Instrument No. 20011030-0118448, said Register's Office.

6. Right, title, and Interest of others in and to that portion of the premises occupied by a cemetery; and right of ingress and egress to the cemetery located on the premises from a public road.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 March 19, 2026 (date of document).

Affiant Signature

March 19, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026.



NOTARY'S SEAL

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026