This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Shalex Properties, LLC
500 Mapleleaf Drive
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1397224 DEEDWARR
03/24/2026 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $14,430.00
20260324-0023507

Send Tax Bills To:
New Owner

Map & Parcel No: 095-13-0-035

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Halwal, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shalex Properties, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of March, 2026.

Halwal, LLC, a Tennessee Limited Liability Company

By: Herman L. Wallace
Herman L. Wallace, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Herman L. Wallace, 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 President of Halwal, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, this 24th day of March, 2026.

Notary Signature

My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of March, 2026.

Notary Signature

My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Metropolitan Industrial Park, Section 47, of record in Plat Book 4715, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Herman L. Wallace by Warranty Deed dated December 15, 2014 from Winston S. Gipson, and wife, Janice Gipson, of record in Instrument No. 20141217-0115312, Register's Office for Davidson County, Tennessee and further conveyed to Halwal, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 24, 2016 from Herman L. Wallace, of record in Instrument No. 20161025-0112702, said Register's Office.

This Real Estate is more commonly known as 500 Mapleleaf Drive, Nashville, TN 37210.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a current survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 095-13-0-035. Current year taxes have not been prorated as part of closing and have been assumed by the Grantee.

3. All matters shown on the Plan of record in Book 4715, Page 83, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3770, Page 50, and Book 4433, Page 190, Register's Office for Davidson County, Tennessee.

5. Right-of-Way Deed, of record in Book 2481, Page 21, Register's Office for Davidson County, Tennessee.

6. Matters shown on the ALTA/ACSM Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated November 5, 2014, revised December 12, 2014, referenced as Job #14163 MHC.

I, Jeff Benz, 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 the 24th day of March, 2026.

Date: March 24, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of March, 2026.

Notary Public
My commission expires: Sept. 3RD 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY