Karen Johnson Davidson County
Batch# 1403595 DEEDWARRSP
04/09/2026 08:58:30 AM 7 pgs
Fees: $38.00 Taxes: $201,280.00
20260409-0028678

This Instrument Prepared By And Please Return To:
Lenore R Livingston, Esq.
245 Laurel Rd.
Lexington, SC 29073

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 6th day of April, 2026, by and between AE One, LLC, a Delaware limited liability company, as to an undivided 98.7% interest, as a tenant in common, and AE Two, LLC, a Delaware limited liability company, as to an undivided 1.3% interest, as a tenant in common ("***Grantor***") and Anchor WeHo Owner LLC, a Delaware limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described below, together with all improvements thereon, and all rights, easements, interests, privileges, tenements and hereditaments appurtenant thereto (collectively, the "***Property***"):

Land situated in the 17th Councilmanic District of Davidson County, City of Nashville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the westerly right-of-way of Nolensville Pike (R.O.W.) varies and the northerly right-of-way of Napoleon Avenue (R.O.W.) varies;

Thence, with said northerly right-of-way of Napoleon Avenue the next three (3) calls:

Thence, South 72 degrees 20 minutes 28 seconds West, a distance of 118.22 feet to an iron rod (new),

Thence, with a curve to the right having a radius of 308.00 feet, an arc length of 137.17 feet and a chord of South 85 degrees 05 minutes 56 seconds West, a distance of 136.04 feet to an iron rod (new),

Thence, North 82 degrees 08 minutes 33 seconds West, a distance of 272.71 feet to an iron rod (new);

Thence, with the easterly margin of Alley Number 1824 (15 feet wide), North 00 degrees 45minutes 27 seconds West, a distance of 496.12 feet to an iron rod (old);

Thence, with the southerly boundary line of the E & S Auto Sales and Repairs, Inc. property of record in Instrument Number 20060801-0093542 in said Register's Office the next five (5) calls:

Thence, South 81 degrees 50 minutes 35 seconds East, a distance of 130.88 feet to an iron rod (old),

Thence, South 51 degrees 04 minutes 23 seconds East, a distance of 9.83 feet to an iron rod (old),

Thence, South 35 degrees 46 minutes 15 seconds East, a distance of 77.04 feet to an iron rod (old),

Thence, North 65 degrees 59 minutes 20 seconds East, a distance of 78.31 feet to an iron rod (old),

Thence, North 75 degrees 03 minutes 20 seconds East, a distance of 80.98 feet to an iron rod (new) on said westerly right-of-way of Nolensville Pike;

Thence, with said right-of-way, South 23 degrees 08 minutes 20 seconds East, a distance of 490.85 feet to the POINT OF BEGINNING.

Containing 206,960 Square Feet or 4.75 Acres more or less.

Being the same property conveyed to AE One, LLC, a Delaware limited liability company, as to an undivided 98.7% interest, as a tenant in common, and AE Two, LLC, a Delaware limited liability company, as to an undivided 1.3% interest, as a tenant in common, by Special Warranty Deed of record in Instrument No. 20220523-0059501, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

Grantor conveys the above described Property, including any after acquired title of Grantor, free of encumbrances, created or suffered by the Grantor, except those matters set forth on Exhibit A attached hereto and made a part thereof (the "***Permitted Encumbrances***"), and Grantor does hereby warrant the title and quiet possession against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

{Signature page follows}

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

AE One, LLC,
a Delaware limited liability company

By: AE One Member, LLC,
a Delaware limited liability company,
Its: Manager

By: _____
Name: Daniel Randazzo
Title: Manager

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, a notary public in and for said State and County, duly commissioned and qualified, Daniel Randazzo, 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 Manager of AE One Member, LLC, the Manager of AE One, LLC, and that, as such Manager, he executed the foregoing instrument for the purposes herein contained, by signing the name of the company by himself.

Witness my hand and Notarial Seal at office this 27 day of March, 2026.

My Commission Expires:
3/21/2035

_____
Notary Public

KEVIN L. SIMMONS
Notary Public, State of South Carolina
My Commission Expires 3/21/2035

AE Two, LLC
a Delaware limited liability company

By: AE Two Member, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Daniel Randazzo
Title: Manager

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, a notary public in and for said State and County, duly commissioned and qualified, Daniel Randazzo, 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 Manager of AE Two Member, LLC, the Manager of AE Two, LLC, and that, as such Manager, he executed the foregoing instrument for the purposes herein contained, by signing the name of the company by himself.

Witness my hand and Notarial Seal at office this 27 day of March, 2026.

My Commission Expires:
3/21/2035

_____
Notary Public

Property Owner and Party Responsible For Payment Of Real Property Taxes:
Anchor WeHo Owner LLC
139 Tennyson Drive
Short Hills, NJ 07078

Tax Parcel Identification Number:
105-16-0-176.00 and 105-16-0-185.00

KEVIN L. SIMMONS
Notary Public, State of South Carolina
My Commission Expires 3/21/2035

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $54,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of March, 2026.

My Commission Expires:
3/21/2035

Notary Public

KEVIN L. SIMMONS
Notary Public, State of South Carolina
My Commission Expires 3/21/2035

EXHIBIT A

PERMITTED ENCUMBRANCES

(1) RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED, UNWRITTEN AND UNEXPIRED LEASES WITHOUT RIGHT OF FIRST REFUSAL, RIGHTS OF FIRST OFFER OR OPTION TO PURCHASE.

(2) GENERAL REAL ESTATE TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

(3) ANY EASEMENTS RETAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN COUNCIL BILL NO. O82-1083, FILED FOR RECORD IN THE METROPOLITAN CLERK'S OFFICE.

(4) DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NO. 20200312-0028004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(5) GRANT OF EASEMENT BY AND BETWEEN COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC AND ACCENT NOLENSVILLE PIKE, LP, DATED AUGUST 1, 2020, RECORDED DECEMBER 28, 2020 OF RECORD IN INSTRUMENT NO. 20201228-0153315, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

(6) ANY RIGHTS, EASEMENTS, INTERESTS, OR CLAIMS WHICH MAY EXIST BY REASON OF, OR REFLECTED BY, THE FOLLOWING MATTERS DISCLOSED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY J. ALAN CUMMUNINGS, RLS NO. 2351, CRAWFORD & CUMMINGS, P.C., JOB NO. 26-009, DATED FEBRUARY 24, 2026, AND LAST REVISED ON MARCH 25, 2026:

   (A) UTILITY AND DRAINAGE LINES, WITH METERS, VALVES, POLES AND OTHER APPURTENANCES, NOT LOCATED WITH A RECORDED EASEMENT AREA;

   (B) ENCROACHMENT OF BUILDING OVER 15' FRONT SETBACK LINE APPROXIMATELY 9.5 FEET AT NAPOLEON AVENUE;

   (C) ENCROACHMENT OF CONCRETE AREA OF 15' PUBLIC UTILITY AND DRAINAGE EASEMENT OVER EASEMENTS MAINTAINED BY THE METROPOLITAN GOVEMENT OF NASHVILLE AND DAVIDSON COUNTY IN COUNCIL BILL NO. O82-1083, FILED FOR RECORD IN THE METROPOLITAN CLERK'S OFFICE; AND

   (D) CHAIN LINK FENCE OVER PROPERTY LINE AT NORTHWESTERLY CORNER.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 April 6, 2026 (date of document).

Teresa A Beardsley
Affiant Signature

April 8, 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of April, 2026.

Bethany Schultzman
Notary's Signature

My Commission Expires 9/5/2028

