Karen Johnson Davidson County
Batch# 1404397 DEEDWARRSP
04/10/2026 11:48:30 AM 6 pgs
Fees: $33.00 Taxes: $3,794.07
20260410-0029268

This instrument prepared by:
Todd A. Bricker
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
NS Retail Holdings, LLC Attn: Chad Shafer 2021 McKinney Ave., Suite 1150 Dallas, TX 75201	New Owner	075-06-0-158.00

SPECIAL WARRANTY DEED

1104 PROPERTIES, LLC, a Tennessee limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by **NS RETAIL HOLDINGS, LLC**, a Delaware limited liability company ("**Grantee**") whose address is 2021 McKinney Ave., Suite 1150, Dallas, Texas 75201, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee in fee simple, all of that certain lot or parcel of land situated in Davidson County, Tennessee, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This is improved property known as 4330 Lebanon Pike, Hermitage, Tennessee 37076.

This conveyance is made and accepted subject to those encumbrances and exceptions set forth on the attached **Exhibit B** (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the above-described property unto Grantee, its successors, legal representatives and assigns forever. And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of persons claiming by, under or through Grantor, except for the Permitted Exceptions, but no further or otherwise.

This Deed is dated and made effective for all purposes as of March 31, 2026 (the "**Effective Date**").

[Signature contained on the following page]

[Signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed the _____ day of March, 2026.

1104 PROPERTIES, LLC

[Signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed the 30th day of March, 2026.

1104 PROPERTIES, LLC

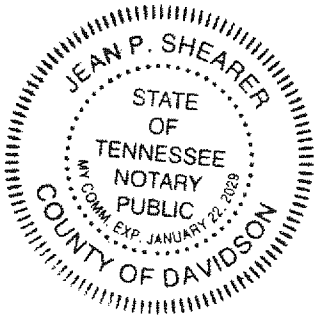
BY: JDRP Holdings, LLC, a Tennessee limited liability company, its Sole Member

By: _____
Name: Michael Palazzolo
Title: Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, MICHAEL PALAZZOLO, 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 Authorized Member of JDRP Holdings, LLC, a Tennessee limited liability company, Sole Member of 1104 PROPERTIES, LLC, a limited liability company, the within named bargainer, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Member of the Sole Member.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the 30th day of March, 2026.



_____
Notary Public in and for Said County and State

My Commission Expires: 1-22-2029

STATE OF TEXAS)
)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $1,025,424.20.

Affiant

Subscribed and sworn to before me this 30th day of March, 2026.

KELSI BABCOCK
Notary ID #135539703
My Commission Expires
December 15, 2029

Kelsi Babcock
Notary Public
My Commission Expires: 12-15-2029

Exhibit A

LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 1 of the John P. Willoughby Subdivision of record in Book 4955, page 17, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a monument, at the right-of-way intersection of the northern right-of-way of Monaco Road and the western right-of-way of State Route No. 24, Lebanon Road; thence north 51 degrees 19' W 115 feet to a concrete monument; thence N 33 deg. 11 E 123.3 feet to a concrete monument; S 69 deg. 01 E 121.25 feet to an iron pin in the western right-of-way of State Route No. 24, Lebanon Road; thence with said right of way S 34 deg. 38' W 160 feet to the beginning, containing .38 acres, more or less.

Included within the above description but excluded from this conveyance is 557 square feet conveyed to the State of Tennessee for a right-of-way, shown in Book 6263, page 4, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to 1104 Properties, LLC, a Tennessee limited liability company, by Installment Deed with Special Warranty of Title and Assignment of Rents, Security Agreement and Fixture Filing, dated December 10, 2008 and recorded December 12, 2007 from FFH Properties, a Tennessee general partnership, of record in Instrument No. 20081212-0119563, Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

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

2. Subject to the following matters shown on the Plan of record in Plat Book 4955, page 17, in the Register's Office for Davidson County, Tennessee:

   a) Easement for private services as per Metro Ordinance No. 75-1229.

3. Rights, easements, interests, or claims which may exist by reason of, or reflected by matters shown on the ALTA/NSPS Land Title Survey prepared by Timothy R. Durr, TN PLS No. 3119, of LMS Surveying, LTD, dated March 30, 2026, identified as Job No. 26-02-13-20019, and herein referred to as the "Survey".

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 30, 2026 (date of document).

Affiant Signature

April 10, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of April 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON