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

Karen Johnson Davidson County
Batch# 1404399 DEEDWARRSP
04/10/2026 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $10,234.47
20260410-0029269

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	061-07-0-069.01

SPECIAL WARRANTY DEED

1103 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 4700 Gallatin Pike, Nashville, Tennessee 37216.

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.

1103 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.

1103 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 1103 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.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. JANUARY 22, 2029
COUNTY OF DAVIDSON

_____
Notary Public in and for Said County and State

My Commission Expires: 1-22-29

STATE OF TEXAS)

)

COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $2,766,072.54.

Affiant

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

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

Notary Public
My Commission Expires: 12-15-2029

Exhibit A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a part of a tract marked "Future Development" on the northeast corner of Gallatin Pike and Richmond Drive, as shown on the Plan of King Subdivision, Section I, in Book 1130, page 94, Register's Office for said County, and being further described according to a survey of Kohl-Coode and Associates, File No. 230-C, dated January 8, 1974, as follows: Beginning at a point in the northerly margin of Richmond Drive, said point being 36.8 feet west of the intersection of the northwesterly margin of a 20-foot alley and the northerly margin of Richmond Drive, as depicted on the plan of the said King Subdivision, Section I; thence, with the northerly margin of Richmond Drive, north 89° 51' 32" west 73.41 feet to a point; thence, northwesterly with a curve to the right, said curve having a radius of 25 feet and an interior angle of 89° 27' 02", a total distance of 39.03 feet to a point on the easterly margin of Gallatin Road; thence, continuing with the said easterly margin of Gallatin Road, north 0° 24' 30" west 75.24 feet to a point; thence, leaving the said margin of Gallatin Road, south 89° 51' 01" east 97.93 feet to a point, thence south 0° 32' 51" east 100 feet to the point of beginning.

Being the same property conveyed to 1103 Properties, LLC, a Tennessee limited liability company by Warranty Deed dated June 1, 2004 and recorded July 20, 2004 from R & K Bell Investment, Inc., a Tennessee corporation of record in Instrument No. 20040720-0086412, 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 1130, page 94, in the Register's Office for Davidson County, Tennessee:

   a) 50' building setback line;
   b) 10' easement for public utilities.

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. B-260208, 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