SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404882 DEEDWARRSP
04/13/2026 03:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260413-0030012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2026.

Notary Public

My Commission Expires:

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

THIS INSTRUMENT PREPARED BY
Winstead PC, 1221 Broadway, Suite 2030, Nashville, TN 37203

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, d/b/a Nashville Electric Service 1214 Church Street Nashville, TN 37246	A portion of 09315039800	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mainland 4th, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, d/b/a Nashville Electric Service** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

The Property is improved property that is currently a portion of property municipally known as 300 McCann Street, Nashville, Tennessee 37210.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the limitations, restrictions and/or encumbrances set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Dated to be effective as of April 10th, 2026.

[Signature page follows]

[Signature page to Special Warranty Deed]

GRANTOR:

Mainland 4th, LLC

By: Mainland Asset Management, LLC
Its Manager

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cynthia DeFrancesco, a Notary Public of said County and State, personally appeared Kenneth M. Larish, 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 Mainland Asset Management, LLC, the manager of the within named bargainor, a Tennessee limited liability company, and that he as such manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the manager of its manager.

WITNESS my hand and seal at office this 31st day of March, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/2028

CYNTHIA A. DEFRANCESCO
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

EXHIBIT A TO SPECIAL WARRANTY DEED

Description of Property

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 17th Council District, Nashville, Davidson County, Tennessee, and being Lot 1 of McCann Street Final Plat, of record in Instrument No 20260406002559, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being (i) a portion of the property conveyed to Mainland 4th, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 202201100002715 and by Quitclaim Deed of record in Instrument No. 202201100002717, both being corrected by Scrivener's Affidavit of record in Instrument No. 202206150068643 and further conveyed by Consolidation Quitclaim Deed of record in Instrument No. 202303210020290, all in the Register's Office of Davidson County, Tennessee and (ii) the same property conveyed to Mainland 4th, LLC, a Tennessee limited liability company, by Quitclaim Deed from Motosound Group, LLC, a Tennessee limited liability company, of Record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

202604130030006

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. All real estate taxes and assessments for 2026 and future years, the liens for such future years not yet due and payable, and all other special assessments applicable to the Property.

2. Liens (including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Grantee's or Grantee's agents' inspection of and work on the Property prior to the transfer consummated hereby.

3. Conveyance of ingress and egress rights contained in Warranty Deed of record in Book 4200, Page 635, in the Register's Office of Davidson County, Tennessee.

4. Conveyance of ingress and egress rights contained in Warranty Deed of record in Book 4229, Page 476, in the Register's Office of Davidson County, Tennessee.

5. Conveyance of ingress and egress rights contained in Final Consent Order of record in Book 4233, Page 244, in the Register's Office of Davidson County, Tennessee.

6. Conveyance of ingress and egress rights in Final Judgment of record in Book 4376, Page 842, in the Register's Office of Davidson County, Tennessee.

7. Easement(s) granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government d/b/a Nashville Electric Service by Agreed Condemnation Order Granting Fee Simple Interest, a Permanent Easement, and Temporary Construction Easement to Nashville Electric Service filed of record in the Third Circuit Court of Davidson County, Tennessee at Nashville in Docket No. 10C-238.

8. All matters shown on McCann Street Final Plat of record in Instrument No. 20260406002759 in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Access Easement Agreement from Motosound Group, LLC, a Tennessee limited liability company, to Mainland 4th, LLC, a Tennessee limited liability company, of record in Instrument No. 202604130030007 in the Register's Office of Davidson County, Tennessee.

10. Any facts, rights, interests or claims disclosed by an ALTA/NSPS survey made by L. Brandon Lambert, RLS No. 2828, of Chastain Skillman on April 10, 2026, designated Job No. 1019217.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 3/31/25 (date of document).

Affiant Signature

4/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

