Karen Johnson Davidson County
Batch# 1405233 DEEDWARRSP
04/14/2026 02:51:30 PM 7 pgs
Fees: $38.00 Taxes: $12,258.10
20260414-0030465

THIS INSTRUMENT WAS PREPARED BY:

Steve Dearing
Bennett Tueller Johnson & Deere
3165 E. Millrock Drive, Suite 500
Salt Lake City, Utah 84121

PLEASE SEND ALL TAX NOTICES TO GRANTEES AT THE ADDRESS PROVIDED BELOW

Space Above for County Recorder's Use

Tax Identification No: 163-00-0-231

NCS-1293250-jt

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and No/100 ($10.00) and other valuable consideration, **ANTIOCH MD, LLC**, a Utah limited liability company ("Grantor"), hereby CONVEYS AND WARRANTS against all who claim by, through, or under Grantor, but not further or otherwise, to **RDAH SERIES F, LLC,** a Delaware limited liability company, whose current mailing address is 10 Windy Point, Rock Island, Illinois 61201, the following described tract of land located in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

SUBJECT TO each of those matters described on Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

BEING improved property known as 5214 Hickory Hollow Parkway, Nashville, Davidson County, Tennessee 37013.

[Intentionally Blank – Signature Page and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 7th day of April, 2026.

GRANTOR:

ANTIOCH MD, LLC,
a Utah limited liability company

By: _____
Print Name: Justin Alvey
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Justin Alvey , 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 Antioch MD, LLC, a Utah limited liability company, and that he as such Manager, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 7th day of April, 2026.

_____
NOTARY PUBLIC

My Commission Expires:

4/24/27

JEFFREY E. MATSON
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 24, 2027
COMMISSION NUMBER 730817

OATH OF CONSIDERATION

STATE OF UTAH)
COUNTY OF SALT LAKE)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,313,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 7th day of April 2026.

Notary Public
My Comm. Expires: 4/24/27

JEFFREY E. MATSON
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires April 24, 2027
COMMISSION NUMBER 730817

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being TRACT D ON THE PLAN OF THE 2ND REVISION, HICKORY HOLLOW MALL, SECTION TWO, as of record in Book 5200, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Antioch MD, LLC, by deed from Tomlinson Properties, LLC, of record in Instrument No. 202308240066351, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

LIST OF PERMITTED EXCEPTIONS

The real property referenced in the foregoing Special Warranty Deed as the "Property" is conveyed to Grantee subject to each of the following Permitted Exceptions:

1. This item has been intentionally deleted.

2. This item has been intentionally deleted.

3. This item has been intentionally deleted.

4. This item has been intentionally deleted.

5. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

6. This item has been intentionally deleted.

7. This item has been intentionally deleted.

8. No insurance is afforded as to the acreage or square footage contained in the Property.

9. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

10. Public utility easements, NES easements, and all notes shown on plat(s) of record in Book 5200, Page 34, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Deed of Declaration, by Hickory Hollow Associates, LLC., of record in Book 5091, Page 533, further affected by Amendment in Book 5249, Page 450, further affected by Amendment in Book 5318, Page 762, further affected by Operating Amendment in Book 5318, Page 780, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Declaration of Protective Covenants for Hickory Hollow, by Hickory Hollow Associates, LLC., of record in Book 5125, Page 769, being further affected by Amendment in Book 5189, Page 947, further affected by Amendment in Book 5337, Page 933, further affected by Amendment Book 5441, Page 968, further affected by Amendment in Book 5792, Page 491, further affected by Amendment in Book 5951, Page 26, further affected by Amendment in Book 6011, Page 163, further affected by Amendment in Book 6095, Page 948, further affected by Amendment in Book 6321, Page 311, in the Register's Office of Davidson County, Tennessee.

13. Right of Way contained in Deed of record in Book 2203, Page 577, further affected by Partial Release in Book 5118, Page 792, in the Register's Office of Davidson County, Tennessee.

14. This item has been intentionally deleted.

15. This item has been intentionally deleted.

16. Agreement contained in Deed of record in Book 5191, 166, in the Register's Office of Davidson County, Tennessee.

17. This item has been intentionally deleted.

18. This item has been intentionally deleted.

19. Matters contained in Deed of record in Book 5914, Page 477, in the Register's Office of Davidson County, Tennessee.

20. Matters contained in Deed of record in Book 5914, Page 500, in the Register's Office of Davidson County, Tennessee.

21. Overhead Line Easement contained in Deed of record in Book 6025, Page 813, in the Register's Office of Davidson County, Tennessee.

22. Matters contained in Deed of record in Book 6269, Page 447, in the Register's Office of Davidson County, Tennessee.

23. Utility Easement contained in Deed of record in Book 6854, Page 568, in the Register's Office of Davidson County, Tennessee.

24. Rights of parties in possession not shown by the Public Records.

25. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Bryan A. Shirley of Blew on _____, designated Job No. 26-0988 or by GoogleEarth imagery:

a. Stream located along westerly boundary line.

b. Water meter, water valve, electrical cabinet located on the property outside of an apparent easement.

c. Curbing encroaches outside of the boundary lines.

Tennessee Certification of Electronic Document

I, Debra K. Harris, 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 7, 2026 (date of document).

Debra K. Harris
Affiant Signature Debra K. Harris

04/13/26
Date

State of Utah

County of Salt Lake

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

LOGAN JORGENSEN
Notary Public - State of Utah
Comm. No. 740174
My Commission Expires on
Jan 5, 2029

Notary's Signature

MY COMMISSION EXPIRES: 1/5/2029

NOTARY'S SEAL