Karen Johnson Davidson County
Batch# 1408200 DEEDWARRSP
04/20/2026 09:07:30 AM 10 pgs
Fees: $53.00 Taxes: $21,275.00
20260420-0031936

Prepared by, and when recorded, return to:

Paul Hastings LLP
2050 M Street, N.W.
Washington, D.C. 20036
Attn: Brian E. Ashin

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
1707 RIVER HILLS LLC 4 Star Point, Suite 204 Stamford, CT 06902	1707 RIVER HILLS LLC 4 Star Point, Suite 204 Stamford, CT 06902	094 00 0 020.00 094 00 0 011.00 094 00 0 012.00 094 00 0 019.00 094 00 0 013.00

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, **HOLMES LAND, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby grant and convey to **1707 RIVER HILLS LLC**, a Delaware limited liability company ("**Grantee**"), all right, title, and interest of Grantor in and to the real property located in Davidson County, Tennessee, and described on **Exhibit A** attached hereto and by this reference made a part hereof ("**Property**").

TO HAVE AND TO HOLD the Property together with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered as to any act of Grantor, except for those matters set forth in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

AND GRANTOR hereby binds itself and its successors to warrant specially and defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor and none other, subject to the Permitted Exceptions. Grantee expressly acknowledges and agrees that Grantor makes no warranty of title as to, and has no obligation to defend the title to, any other property not included in the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this April [17], 2026.

GRANTOR:

HOLMES LAND, LLC,
a Tennessee limited liability company

By: _____
Name: Gordon Holmes
Title: Managing Member

STATE OF North Carolina)
)
COUNTY OF Brunswick), to wit:

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Gordon Holmes, the Managing Member of HOLMES LAND, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 2026.

_____
Notary Public

My commission expires: 05/09/2027

CARLOS M RODRIGUEZ-PARRADO
Notary Public, North Carolina
Pender County
My Commission Expires
05/09/2027

STATE OF North Carolina)
)
COUNTY OF Brunswick), to wit:

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $5,750,000.00.

Affiant

Sworn to and subscribed before me this 16th day of April, 2026.

Notary Public

My commission Expires: 05/09/2027

CARLOS M RODRIGUEZ-PARRADO
Notary Public, North Carolina
Pender County
My Commission Expires
05/09/2027

EXHIBIT A

LEGAL DESCRIPTION

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

Tract No. 1:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the southerly right-of-way line of River Hills Drive, 50 feet in width, at a corner common with the property of Cecil L. Saffles of record in Book 6584, page 805, Register's Office for Davidson County, Tennessee (Tract No. 1); thence, with the southerly right-of-way line of River Hills Drive North 83 deg 34 min 23 sec East 75.12 feet to an iron rod set at a corner common with said Cecil L. Saffles; thence, leaving the southerly right-of-way line of River Hills Drive with the property line of said Saffles for the following three calls:

1) South 02 deg 23 min 14 sec East, 108.63 feet to an existing iron rod;

2) South 84 deg 08 min 59 sec West, 75.00 feet to an iron rod set;

3) North 02 deg 25 min 35 sec West, 107.87 feet.

Being at the point of BEGINNING containing 8,108 square feet or 0.186 acres more or less, according to

ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 020.00)

For informational purposes only:
Street address: 1705 River Hills Drive, Nashville, TN 37210
APN: 094 00 0 020.00

Tract No. 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set in the northerly right-of-way line of River Hills Drive, 50 feet in width; thence, leaving the northerly right-of-way line of River Hills Drive with the easterly property line of C. C. Elliott, Jr. of record in Book 6971, page 883, Register's Office for Davidson County, Tennessee also being Lots 1A and IB, River Hills Industrial Park of record in Plat Book 5200, page 564, said Register's Office, North 13 deg 58 min 26 sec East, 57.00 feet (passing an iron rod at 5.42 feet) to a witness line (the "Witness Line") on the top-of-bank of the Cumberland River; thence, with said Witness Line for the following two calls:

1) North 75 deg 35 min 14 sec East, 111.90 feet to an iron rod set;

2) South 88 deg 46 min 52 sec East, 118.82 feet to an iron rod set at a corner common with the property of Cecil L. Saffles of record in Book 8531, page 329 said Register's Office (Tract III);

thence, with the westerly line of said (Tract III), South 08 deg 14 min 14 sec East, 45.18 feet to an iron rod set on the northerly right-of-way line of River Hills Drive; thence, with the northerly right-of-way line of River Hills Drive for the following three calls:

1) South 86 deg 15 min 46 sec West 39.67 feet to an iron rod set;

2) South 83 deg 34 min 23 sec West, 78.16 feet to an iron rod set;

3) South 79 deg 18 min 08 sec West, 132.46 feet.

Being at the point of BEGINNING, containing 12,771 square feet or 0.293 acres more or less within the Witness Line, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 011.00)

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

For informational purposes only:
Street address: 1700 River Hills Drive, Nashville, TN 37210
APN: 094 00 0 011.00

Tract No. 3:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the northerly right-of-way line of River Hills Drive, 50 feet in width at a corner common with Cecil L. Saffles of record in Book 8531, page 329, Register's Office for Davidson County, Tennessee (Tract II); thence, leaving the northerly right-of-way line of River Hills Drive with the easterly line of said (Tract II), North 08 deg 14 min 14 sec West to a witness line (the "Witness Line") on the top-of-bank of the Cumberland River; thence, with the Witness Line for the following three calls:

1) South 88 deg 46 min 52 sec East, 55.88 feet to an iron rod set;

2) North 83 deg 34 min 53 sec East, 72.41 feet to an iron rod set;

3) North 64 deg 36 min 13 sec East, 17.53 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 6584, page 805 said Register's Office (Tract No. 2);

thence, with said (Tract No.2) South 03 deg 44 min 14 sec East, 50.07 feet to an iron rod set on the northerly right-of-way line of River Hills Drive; thence, with the northerly right-of-way line of River Hills Drive South 86 deg 15 min 46 sec West 140.75 feet to the point of BEGINNING, containing 6,088 square feet or 0.140 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 012.00).

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

For informational purposes only:
Street address: 0 River Hills Drive, Nashville, TN 37210
APN: 094 00 0 012.00

Tract No. 4:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron rod on the southerly right-of-way line of River Hills Drive, 60 feet in width, at the northeast comer of Lot 8-B, River Hills Industrial Park, Section 19, of record in plat Book 5210, page 14, Register's Office for Davidson County, Tennessee; thence, with the southerly right-of-way line of River Hills Drive for the following two calls:

1) North 15 deg 07 min 40 sec East, 5.84 feet to an iron rod set (River Hills Drive 50 feet in width);

2) North 79 deg 18 min 08 sec East, 153.49 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 8531, page 329 said Register's Office (Tract I);

thence, leaving the southerly right-of-way line of River Hills Drive with a common line with said Tract I for the following three calls:

1) South 02 deg 25 min 35 sec East, 107.87 feet to an iron rod set;

2) North 84 deg 08 min 59 sec East, 75.00 feet to an existing iron rod;

3) North 02 deg 23 min 14 sec West, 108.63 feet to an iron rod set on the southerly right-of-way line of River Hills Drive;

thence, with the southerly right-of-way line of River Hills Drive North 86 deg 15 min 46 sec East, 167.91 feet to an existing iron rod at a corner common with Barry O. Williams, of record in Book 5611, page 281, said Register's Office; thence, with the westerly property line of Barry O. Williams South 08 deg 10 min 15 sec East, 393.52 feet to an existing iron rod; thence, with the northerly property line of Barry O. Williams, South 82 deg 53 min 52 sec West, 556.67 feet to an existing

iron rod on the easterly line of said Lot 8-B, River Hills Industrial Park, Section 19; thence, with the easterly property line of said Lot 8-B, North 14 deg 07 min 49 sec East, 417.51 feet to the point of BEGINNING, containing 181,907 square feet or 4.176 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 019.00)

For informational purposes only:
Street address: 1707 River Hills Drive, Nashville, TN 37210
APN: 094 00 0 019.00

Tract No. 5:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the northerly right-of-way line of River Hills Drive at a corner common with Cumberland Properties of record in Book 9272, page 897, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way line of River Hills Drive South 86 deg 15 min 46 sec West, 25.00 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 8531, page 329, said Register's Office

(Tract III); thence, with the easterly line of said (Tract III), North 03 deg 44 min 14 sec West, 50.07 feet to an iron rod set on a witness line (the "Witness Line") at the top-of-bank of the Cumberland River; thence, with said Witness Line, North 64 deg 36 min 13 sec East, 26.90 feet to an iron rod set on the westerly property line of said Cumberland Properties; thence, with the westerly line of Cumberland Properties, South 03 deg 44 min 14 sec East, 60.00 feet to the point of BEGINNING, containing 1,376 square feet or 0.032 acres more or less according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 013.00).

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

For informational purposes only:
Street address: 0 River Hills Drive, Nashville, TN 37210
APN: 094 00 0 013.00

Being the same property conveyed to Holmes Land LLC, a Tennessee limited liability company by Warranty Deed from Cecil L. Saffles and wife, Sharon L. Saffles of record in Instrument No. 20051123-0141801, Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 23, 2005.

See also Quitclaim Deed from Cecil L. Saffles and wife, Sharon L. Saffles to Holmes Land LLC of record in Instrument No. 20051123-0141802, Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 23, 2005.

[End of Legal Description]

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Flowage Easement of record in Book 2195, Page 438, in the Register's Office for Davidson County, Tennessee.

3. Flowage Easement of record in Book 2200, page 123, in the Register's Office for Davidson County, Tennessee.

4. Easement set forth in Deed of record in Book 1627, Page 577, in the Register's Office for Davidson County, Tennessee.

5. Water (Riparian Rights):

   i. the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River;

   ii. riparian rights incident to premises;

   iii. rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

   iv. any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

6. Rights of USA, the State of Tennessee, and the public generally below the mean high water mark of the Cumberland River.

7. 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 Job No. 2626616-63349 prepared by Derek J. Klinkenborg, TN RLS No. 2840 of American Surveying & Mapping, Inc., dated March 9, 2026:

   a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements;
   b. Fencing extends over the westerly parcel line as shown on Tract 4;
   c. Concrete stairs crossing Tract 3; and
   d. Fencing extends over the northerly parcel line as shown on Tract 4 and Tract 1 into the right of way for River Hills Road.

Tennessee Certification of Electronic Document

I, Brittney Barlow, 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 4-17-26 (date of document).

BBarlow
Affiant Signature

4-17-26
Date

State of Maryland
~~County~~ CITY of Baltimore

Sworn to and subscribed before me this 17th day of April, 2026.

Ingrid Chichester
Notary's Signature

INGRID CHICHESTER NOTARY PUBLIC 2-3-2028 HARFORD COUNTY, MD

202604200031936