Karen Johnson Davidson County
Batch# 1412213 DEEDWARRSP
04/28/2026 01:22:30 PM 5 pgs
Fees: $28.00 Taxes: $112,295.00
20260428-0037194

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Strato Polk, LLC 2385 NW Executive Center Drive, Suite 240 Baco Raton, Florida 33431	Same as New Owner	106-09-0-006.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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, **SH/POLK AVE ASSOCIATES, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **STRATO POLK, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 925 Fesslers Lane (also known as 191 Polk Avenue), Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature on the following page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,350,000.

Affiant

Subscribed and sworn to before me this 27 day of April, 2026.

Notary Public
My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

4/22/2026

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 23 day of April, 2026.

SH/POLK AVE ASSOCIATES, LLC
a Delaware limited liability company

By: Real Estate Opportunity Partners, LLC,
Its Manager

By: _____
Terry L. Hallemann
Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry L. Hallemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative of Real Estate Opportunity Partners, LLC, a Tennessee limited liability company, the Manager of SH/Polk Ave Associates, LLC, the within named bargainor, and that he as such authorized representative, 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 authorized representative.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 23rd day of April, 2026.

_____
Notary Public

My Commission Expires:

11/8/2028

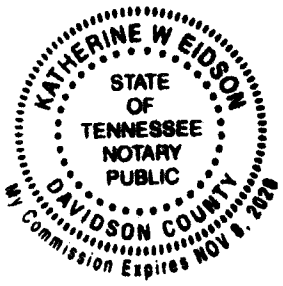


EXHIBIT A

LEGAL DESCRIPTION

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

Being a parcel in the 17th Council District of Nashville, Davidson County, Tennessee. Bounded on the North by the Southerly margin of Woodycrest Avenue. Bounded on the East by the Westerly margin OF FESSLERS LANE. Bounded on the South by the Northerly margin of Polk Avenue. Bounded on the West by the Easterly margin of Hackworth Street and being more particularly described as follows:

Beginning at an existing P.K. nail, said nail being in the intersection of the Northerly margin of Polk Avenue and the Easterly margin of Hackworth Street. Said point being the most Southerly point on the property and being the true Point of Beginning. Thence, with the Easterly margin of Hackworth Street and the beginning of a curve to the left, having a Central angle of 16.degrees 00 minutes 42 seconds, a radius of 2060.00 feet, a length of 575.68 feet and a chord bearing and distance of North 34 degrees 10 minutes 00 seconds West, 573.81 feet; thence, North 42 degrees 10 minutes 19 seconds West, 139.54 feet to the beginning of a curve to the right; thence, with said curve, having a Central angle of 51 degrees 20 minutes 56 seconds, a radius of 182.94 feet, a length of 163.95 feet and a chord bearing and distance of North 16 degrees 29 minutes 53 seconds West, 158.52 feet; thence, continuing with Hackworth Street, North 9 degrees 10 minutes 42 seconds east, 285.07 feet to the beginning of a curve to the left; thence, with said Curve having a Central angle of 24 degrees 41 minutes 16 seconds, a radius of 225.00 feet, a length of 96.95 feet and a chord bearing and distance of North 3 degrees 09 minutes 49 seconds West, 96.20 feet to the beginning of a curve to the right; thence, with said Curve having a Central angle of 116 degrees 09 minutes 46 seconds, a radius of 25.00 feet, a length of 50.69 feet and a chord bearing and distance of North 42 Degrees 34 minutes 57 seconds East, 42.44 feet; thence, with the Southerly margin of Woodycrest Avenue, South 79 Degrees 19 minutes 22 seconds East, 131.45 feet to the beginning of a curve to the left; thence, with said Curve having a Central angle of 2 degrees 49 minutes 46 seconds, a radius of 5755.00 feet, a length of 284.20 feet and a chord bearing and distance of South 80 degrees 44 minutes 14 seconds East, 284.17 feet; thence, South 82 degrees 09 minutes 07 seconds East, 378.49 feet to the beginning of a curve to the right; thence, with said Curve having a Central angle of 88 degrees 52 minutes 12 seconds, a radius of 100.00 feet, a length of 155.11 feet and a chord bearing and distance of South 37 Degrees 43 minutes 12 seconds East, 140.02 feet; thence, with the Westerly margin OF FESSLERS LANE, South 6 Degrees 42 minutes 52 seconds West, 199.61 feet to the beginning of a curve to the right; thence, with said Curve having a Central angle of 2 degrees 54 minutes 31 seconds, a radius of 2839.89 feet, a length of 144.17 feet and a chord bearing and distance of South 8 degrees 10 minutes 00 seconds West, 144.15 feet; thence, South 9 degress 37 minutes 35 seconds West, 56.45 feet to the beginning of a curve to the left; thence, with said Curve having a Central angle of 2 degrees 50 minutes 31 seconds, a radius of 2889.90 feet, a length of 143.34 feet and a chord bearing and distance of South 8 degrees 12 minutes 07 seconds West, 143.33 feet; thence, South 6 degrees 46 minutes 51 seconds West, 95.66 feet to the beginning of a curve to the right; thence, with said Curve having a Central angle of 62 degrees 39 minutes 52 seconds, a radius of 20.00 feet, a length of 21.87 feet and a chord bearing and distance of South 38 degrees 06 minutes 39 seconds West, 20.80 feet to the beginning of a curve to the left; thence, with said Curve having a Central angle of 26 degrees 56 minutes 04 seconds, a radius of 985.00 feet, a length of 463.04 feet and a chord bearing and distance of South 55 Degrees 59 minutes 51 seconds West, 458.79 feet to the Point of Beginning.

Being the property conveyed to SH/Polk Associates, LLC by deed of record as Instrument Number 201705230051356 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for the calendar year 2026 and subsequent years a lien, not yet due and payable.

2. Clearance Permit of record in Book 1065, Page 231, Register's Office of Davidson County, Tennessee.

3. Easements of record in Book 2294, Page 63, Register's Office of Davidson County, Tennessee.

4. Easements of record in Book 5162, Page 996, Register's Office of Davidson County, Tennessee.

5. Terms and conditions of unrecorded lease as evidenced by Memorandum of Lease of record as Instrument Number 20021022012965 2 in the Register's Office of Davidson County, Tennessee.

6. Easements of record as Instrument Number 201604070033379 in the Register's Office of Davidson County, Tennessee.

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 4/23/26 (date of document).

Affiant Signature

April 28, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

