1st

Karen Johnson Davidson County
Batch# 1413752 DEEDWARRSP
04/30/2026 11:21:30 AM 6 pgs
Fees: $33.00 Taxes: $7,585.00
20260430-0038384

ADDRESS NEW OWNER:	PARCEL NUMBERS	SEND TAX BILLS TO:
Preserve at Priest Lake, LP 4645 Fairfield Farm Rd Cleveland, TN 37312	10800005300 10800033700	Preserve at Priest Lake GP, LLC 4645 Fairfield Farm Rd Cleveland, TN 37312
This instrument prepared by: Bradley Arant Boult Cummings, LLP (Brooks Smith) 1600 Division Street, Suite 700, 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 all of which are hereby acknowledged, **SLINGSHOT PARTNERS, GP**, a Tennessee general partnership (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **PRESERVE AT PRIEST LAKE, LP**, a Tennessee limited partnership (the "***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

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

This is improved property located in Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

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

Notary Public
My Commission Expires: 8-03-2027

EMMA JEAN PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PUTNAM

4872-7539-0427.2

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor has not done or suffered anything whereby the Property has been encumbered, and Grantor shall warrant and forever defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, and no other, except (a) the Permitted Encumbrances, and (b) Grantor makes no warranty as to the amount of acreage in the Property. For the avoidance of doubt, Grantor shall have no liability for, and makes no covenant or warranty against, any matters not created by, through, or under Grantor, including without limitation matters of record or not of record arising prior to Grantor's acquisition or by parties other than Grantor.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27th day of April, 2026.

GRANTOR:

SLINGSHOT PARTNERS, GP

By: _____
Name: Josh Stites
Its: Managing Partner

STATE OF TENNESSEE

COUNTY OF Putnam

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josh Stites, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Managing Partner of Slingshot Partners, GP, a Tennessee general partnership, the within-named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the managing partner by themself as Managing Partner.

WITNESS my hand and seal, at office in Tennessee, this 27th day of April, 2026.

EMMA JEAN PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Emma Jean Puckett
Notary Public

My Commission Expires: 8-3-2027

Exhibit A

The Property

Legal Description

Tract 1:

A certain tract or parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 1 of the Robert Goss, Jr. Subdivision (Eatherly Subdivision) of record in Instrument No.20050610-0066805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

A certain tract or parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a corner post (old), said post being an interior corner to property of Gerre Goss White, as appears in Deed Book 6751, Page 694 RODCT and continuing with the north property line of White S 82 degrees 06 minutes 31 seconds E 287.84 feet to an iron pin (old) at the most northeast corner to White and a corner to property of James A Golden, as appears in Deed Book, thence with the east property line of White S6 degrees 56 minutes 38 seconds W 175.00 feet to an iron pin (new), a corner to property of Robert L. Goss Jr., as appears in Deed Book 6751, Page 694 RODCT, thence with the property line of White and Goss N 83 degrees 24 minutes 30 seconds W 284.70 feet to an iron pin (new), a new corner to White in the line of Goss, thence with a new line to White N 7 degrees 53 minutes 30 seconds E 181.43 feet to the point of beginning, containing 1.17 acres as per survey by Jack L. Head RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. Springfield, Tennessee, dated May 21, 2003.

Being the same property conveyed to Slingshot Partners by Warranty Deed from Gregg H. Eatherly and wife, Susan Lyn Eatherly, as husband and wife, dated January 7, 2021 and recorded January 28, 2021 in Instrument No. 20210128-0012940, Register's Office of Davidson County, Tennessee and Instrument No. 20210201-0014365, said Register's Office.

Exhibit B

(Permitted Encumbrances)

(1) Taxes for the year 2026 and subsequent years, liens not yet due and payable.

(2) Subject to all matters shown on the Plan of record as Instrument Number 20050610-0066805, Register's Office of Davidson County, Tennessee. (Tract 1)

(3) Right of Way to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8493, Page 626, as amended in Book 8973, page 290, in the Register's Office for Davidson County, Tennessee. (Tract 1)

(4) Easement to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8445, Page 43, Deed of Correction of record in Book 8470, page 731, in the Register's Office for Davidson County, Tennessee. (Tract 2)

(5) Declaration of restrictions and covenants for stormwater in Instrument No. 20230728-0058361, Register's Office of Davidson County, Tennessee.

(6) Any matters disclosed on survey of Tract 2 dated May 21, 2003, prepared by Jack L. Head, R L S Tenn No. 670.

(7) Zoning ordinances and regulations not violated by existing improvements.

(8) Rights of parties in possession, if any, disclosed to and accepted by Grantee.

(9) Utility easements and rights-of-way of record or visible on the Property not created by Grantor but existing as of the Effective Date.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 April 28, 2026 (date of document).

Affiant Signature

April 28, 2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON