Karen Johnson Davidson County
Batch# 1413821 DEEDWARRSP
04/30/2026 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $7,585.00
20260430-0038493

THIS INSTRUMENT PREPARED BY: Ottinger Law Group, PLLC 2001 Warfield Dr., Suite 201 Nashville, TN 37215 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00[29] Affiant Subscribed and sworn to before me, this __ day of April, 2026. Notary Public My Commission Expires: _____

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

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Westbelt, LLC 106 Mission Court, Suite 304 Franklin, TN 37067	Westbelt, LLC 106 Mission Court, Suite 304 Franklin, TN 37067	079-00-0-068

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **7008 WESTBELT PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **WESTBELT, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors, and assigns, certain improved real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 7008 Westbelt Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 27th day of April, 2026.

GRANTOR:

7008 Westbelt Partners, LLC,
a Tennessee limited liability company

By:_____
Lee Zoller, President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Lee Zoller, 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 President of **7008 Westbelt Partners, LLC**, a Tennessee limited liability company, the within named bargainor, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

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

_____
NOTARY PUBLIC

My Commission Expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

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 of land in the first civil district, Nashville, Davidson County, Tennessee, located on the Easterly side of Westbelt Drive North of Cockrill Bend Industrial Road, being Lot No. 6 as shown on the plan of WESTBELT INDUSTRIAL PARK of record in Book 6250, Page 796, R.O.D.C, and being more particularly described, as follows:

Beginning at a found 3/4" I.D. Iron pipe in the Easterly margin of Westbelt drive, said point being North 10 deg. 56 min. West, 311.49 feet from the Northerly terminus of a curve return to the Northerly margin of Cockrill bend industrial road; thence, with said Margin North 10 deg. 58 min. 45 sec. West, 150.00 feet to a set 5/8" rebar capped TWM-INC; thence, leaving said margin with the Southerly line of Lot No. 5 as shown on said plan, North 79 deg. 07 min. 11 sec. East, 324.91 feet to a found 5/8" rebar (no cap) in the Westerly line of property conveyed to the R.H. BOYD COMPAN by deed of record in Instrument No. 20000112-0004421, R.O.D.C.; thence, with said line, South 13 deg. 39 min. 37 sec. East, 150.04 feet to a found 5/8" rebar (no cap); thence, leaving said line with the Northerly line of Lot No. 7 as shown on said plan, South 79 deg. 05 min. 44 sec. West, 331.92 feet to the Point of Beginning.

Being the same property conveyed to 7008 Westbelt Partners, LLC, a Tennessee limited liability company, by deeds from Jonathan B. Pennington, as successor Trustee of the 1975 Thomas Guv Pennington Trust, under the agreement dated June 1, 1975, owning a sixty percent 60% undivided interest, of record in Instrument No. 202208310098258; and from Division Street Development, LLC, a Tennessee limited liability company owning a forty percent 40% undivided interest in Instrument No. 202208310098259, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 6250, Page 796, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Restrictive Covenants, by Belz Investment Company, a partnership, of record in Book 6781, Page 623, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Stormwater Detention Agreement, by and between Hamilton Test Systems, Inc. and Metropolitan Government of Nashville and Davidson County, of record in Book 8237, Page 356, in the Register's Office of Davidson County, Tennessee.
5. Rights of Flexcar, LLC, a Delaware limited liability company, as tenant only in possession of the Property pursuant to that unrecorded lease agreement dated February 7, 2025, by and between tenant and 7008 Westbelt Partners, LLC, a Tennessee limited liability company.
6. 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 Patrick S. Coode, RLS No. 855, Patrick Coode and Company, LLC on March 13, 2026, last revised _____, designated 221-060-2:
   a. Utilities exist on the property without benefit of easement.

Certificate of Authenticity

I, Jeananne Thompson, 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 4/28/2026.

Date

Affiant Signature

4/28/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON