THIS INSTRUMENT WAS PREPARED BY:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attention: Blake C. Bars, Esq.

Karen Johnson Davidson County
Batch# 1414247 DEEDWARRSP
05/01/2026 02:16:30 PM 6 pgs
Fees: $33.00 Taxes: $40,885.00
20260501-0039000

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Atrium BNA Owner LLC 1012B West Grove Ave. Nashville, Tennessee 37203	[Same as New Owner]	095-10-0-128.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2425 ATRIUM OWNER, LLC**, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto **ATRIUM BNA OWNER LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 2425 Atrium Way, Nashville, Tennessee 37214.

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 with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[remainder of this page left intentionally blank; signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 29 day of April, 2026.

GRANTOR:

2425 ATRIUM OWNER, LLC
a Tennessee limited liability company

By: _____
Printed Name: Ryan F. Hooper
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Andrew Noell, a Notary Public with authority to act in the State and County aforesaid, Ryan F. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the authorized representative of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 29 day of April, 2026.

_____
Notary Public

My Commission Expires: November 8, 2027

ANDREW NOELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 8, 2027

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $11,050,000.00.

Affiant

Sworn to and subscribed before me this 29 day of April 2026.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

ANDREW NOELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 8, 2027

Exhibit A

Legal Description

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 9 as shown on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, Page 82 and Book 6250, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Together with appurtenant easements set forth in the Declaration of Covenants, Conditions and Restrictions for The Atrium of record in Book 6306, Page 80 and Book 6363, Page 442, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2425 Atrium Owner, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20230627-0048634, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 82 and Book 6250, Page 83, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Atrium of record in Book 6306, Page 80 and Book 6363, Page 442, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Underground Utility Easement of record in Book 6519, Page 795, in the Register's Office for Davidson County, Tennessee.

5. Restrictive Covenant as set forth in Right of First Refusal Agreement and Restrictive Covenant of record in Book 6367, Page 481, in the Register's Office for Davidson County, Tennessee.

6. Survey No. 3297502 prepared by Brad T. Thomas, TN RLS #2431 of Barge Design Solutions and dated 5-10-2023 last revised 6-16-2023 indicates the following: a Utility and drainage lines, with meters, valves, poles and other appurtenances.

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 4/29/2026.

Date

Affiant Signature

4/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)