Name and Address of New Owner:
MBY Holdings LLC
26 Inverary
Nashville, TN 37216

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch # 1419960 DEEDWARR
05/13/2026 02:34:54 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00

20260513-0043187

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26030289

Map and Parcel: 156-09-0A-013.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WMB Properties, G.P., a Tennessee general partnership**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MBY Holdings LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Outparcel 3 on the Re-Subdivision of Outparcels 2-4 Harpeth Village P.U.D., as shown on the Plat of record at Instrument No. 20070907-0107490, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being the same property conveyed to WMB Properties, G.P., a Tennessee general partnership by Limited Warranty Deed from Regions Bank, an Alabama banking corporation of record in Instrument No. 20140103-0000773, Register's Office for Davidson County, Tennessee, dated December 11, 2013 and recorded on January 03, 2014.

This conveyance is subject to all matters shown on the Plan of record as Instrument No. 20070907-0107490; all matters shown on the Plan of record as Instrument No. 20060505-0052434, and Instrument No. 20051227-0153838; Declaration of Restrictions, Covenants and Conditions and Grant of Easements as of record in Instrument No. 20060823-0104009, said Register's Office (the "Declaration"). First Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements (Harpeth Village, Davidson County, Tennessee) of record as Instrument No. 20070827-0102786; Termination And Release of Prior Restrictions of record In Instrument No. 200512120148842, and Instrument No. 200712130143722; Quitclaim Deeds to Harpeth Valley Utilities District of Davidson and Williams Counties, Tennessee for easements recorded in Book 4760, page 840; Agreement for Dedication of Public Utilities and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300; Stormwater Detention Agreement by and between The Barclay Group and the Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20051219-0151714; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded as Instrument No. 201401230006264, and Instrument No. 20140402- 0027228; Agreement for Dedication of Easement for Sanitary Sewers to Harpeth Valley Utilities District of Davidson and Williams Counties, Tennessee for easements recorded in Book 4760, page 842; Agreement for the Dedication of Easement for Water Line as of record in Book 8019, page 142; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8000 Highway 100, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 11th day of May, 2026.

WMB Properties, G.P., a Tennessee general partnership

BY: _____

Steven D. Mann, General Partner

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steven D. Mann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of WMB Properties, G.P. and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Partner.

Witness my hand and seal this 11th of May, 2026.

Lynn O. Vaught

Notary Public

My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-MBV-26-8000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,200,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of May, 2026.

Notary Public
My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON