Karen Johnson Davidson County
Batch# 1421669 DEEDWARRSP
05/18/2026 10:49:30 AM 8 pgs
Fees: $43.00 Taxes: $25,893.13
20260518-0044216

SPECIAL WARRANTY DEED

3905 Lebanon Pike, Hermitage, Tennessee 37076

Prepared by and after recording return to:

Night Court, LLC
850 Morrison Drive, Suite 500
Charleston, South Carolina 29403
Attention: David Shymansky, Esq.

Address New Owner(s) as follows:
BSOP-18, LLC
c/o Bond Street Operating Partnership, LP
850 Morrison Drive, Suite 500
Charleston, South Carolina 29403

Send Tax Bills To:
BSOP-18, LLC
c/o Bond Street Operating Partnership, LP
850 Morrison Drive, Suite 500
Charleston, South Carolina 29403

Tax Map/Parcel ID 07500021000

SPECIAL WARRANTY DEED

BOND STREET FUND 18, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY, unto **BSOP-18, LLC**, a Delaware limited liability company, whose address is 850 Morrison Drive, Suite 500, Charleston, South Carolina 29403; Attention: Michael D. Reynolds ("Grantee") that parcel of improved land described on Exhibit A attached hereto and made a part

hereof for all purposes, together with all buildings located thereon and all of Grantor's right, title and interest in all other improvements thereon and all rights and appurtenances pertaining thereto and all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, thereto belonging or appertaining and all of the estate, right, title, interest, claims or demands whatsoever of the Grantor therein and the streets and ways adjacent thereto, either in law or in equity (the "Property"), subject, however, to the covenants, conditions, restrictions, and other matters of record in the Register's Office of Davidson County, Tennessee, and set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey the Property, subject only to the Permitted Exceptions, and Grantee hereby accepts title to the Property subject to all of the Permitted Exceptions.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

EXECUTED and EFFECTIVE FOR ALL PURPOSES as of the 4 day of May, 2026.

GRANTOR

BOND STREET FUND 18, LLC
a Delaware limited liability company

By: Bond Street Advisors Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Name: Michael D. Reynolds
Title: Manager

STATE OF SOUTH CAROLINA §

§

COUNTY OF CHARLESTON §

On MAY 4, 2026, before me, the undersigned, a notary public in and for said State, personally appeared Michael D. Reynolds, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

My Commission Expires: OCTOBER 31, 2034

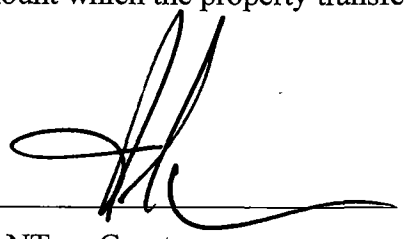
MARIA CASTELLANO
Notary Public-State of South Carolina
My Commission Expires
October 31, 2034

STATE OF SOUTH CAROLINA §

§

COUNTY OF CHARLESTON §

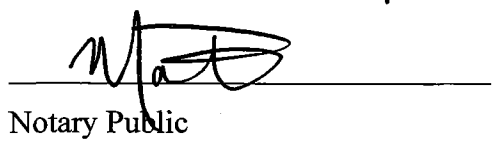
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 6,998,142.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



AFFIANT — Grantee

Subscribed and sworn to before me on

this 4 day of MAY, 2026.



Notary Public

[Affix Notary Seal]

My Commission Expires: OCTOBER 31, 2034

MARIA CASTELLANO
Notary Public-State of South Carolina
My Commission Expires
October 31, 2034

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 3, on the Plat of Hermitage Hills Baptist Church, Phase III, as shown on plat of record as Instrument No. 20160914-0096847, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more completed description of the property.

Being the same property conveyed to BOND STREET FUND 18, LLC, a Delaware limited liability company by Special Warranty Deed of record at Instrument No. 201901140003626, dated 1-10-2019 and recorded 1-14-2019, in the Register's Office of Davidson County, Tennessee.

Electronically Recorded By:
Fidelity National Title Insurance Company
2800 Corporate Exchange Drive, Suite 380
Columbus, Ohio 43231
File Number: GLW2600489

EXHIBIT B

Permitted Exceptions

1. All taxes for the fiscal year 2026 and subsequent years, not yet due and payable.

2. Rights of tenants, as tenants only in possession of subject property.

3. All matters shown on the applicable plat of record in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sherry Phillips, 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 5-15-2026 (date of document).

Affiant Signature

5-15-2026
Date

State of Ohio

County of Franklin

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

CHRISTINA M YODER
Notary Public
State of Ohio
My Comm. Expires
March 18, 2027