RECORDING INFO	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 1423282 DEEDWARR 05/20/2026 03:24:30 PM 5 pgs Fees: $28.00 Taxes: $16,650.00 20260520-0045742	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500,000. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF MAY, 2026. Notary Public MY COMMISSION EXPIRES: 4-30-30 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whites Creek Property LLC, a Delaware limited liability company	Whites Creek Property LLC c/o Brennan Management LLC	031-00-0-068.00
(NAME)	(NAME)	
7435 Old Hickory Boulevard	10275 W. Higgins Road, Suite 810	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Rosemont, Illinois 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anchor Property Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Whites Creek Property LLC, a Delaware limited liability company**, hereinafter called the GRANTEE, its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to those matters shown on Exhibit "B" attached hereto and made a part hereof.

unimproved ☐

This is improved ☒ 7435 Old Hickory Boulevard, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its assigns forever. 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. GRANTOR does hereby covenant with GRANTEE that GRANTOR, subject to those matters set forth on Exhibit B, has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 19th day of May, 2026.

Anchor Property Holdings, LLC

BY: _____
John F. Stancil, Manager and sole Voting Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN F. STANCIL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the manager and sole Voting Member of Anchor Property Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he is authorized to execute this instrument on behalf of such corporation as its free act and deed.

Witness my hand and Official seal this 19th day of May, 2026.

_____
Notary Public:
My Commission Expires: 4-20-30

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Dr, Ste 360
Brentwood, TN 37027

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument (old), in the northerly margin of Old Hickory Boulevard, the southeast corner of a tract of land which belongs to Ellis P. Jakes, having a deed reference in Deed Book 7801, Page 352, RODCT, the southwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Ellis P. Jakes, as follows:

N 11°03'50"W, 294.07 feet to an iron pin (new); thence, N 35°51'10"W, 399.80 feet to an iron pin (new); thence S 77°22'03" W, 32.46 feet to an iron pin (old), a common corner of said tract of land which belongs to Ellis P. Jakes, and a tract of land which belongs to Jeffrey Glenn Morland, having a deed reference in Instrument No. 20020221-0021976, RODCT, and also a tract of land which belongs to Steven A. Benefield, having a deed reference in Instrument No. 20060727-0091042, RODCT; thence with the boundary of said tract of land which belongs to Steven A. Benefield, as follows: N 11°03'56" W, 940.68 feet to an iron pin (old); thence, N 88°15'02"W, 326.95 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Steven A. Benefield, in the easterly boundary of a tract of land which belongs to James Anthony Conway, having a deed reference in Instrument No. 20050830-0103833, RODCT; thence N 02°16'13" E, passing a common corner of said tract of land which belongs to James Anthony Conway, and a tract of land which belongs to Kylee Ervin, having a deed reference in Instrument No. 20050830-0103835, RODCT, and continuing in all, 495.91 feet to a pipe (old), the northeast corner of said tract of land which belongs to Kylee Ervin, in the southerly boundary of a tract of land which belongs to Kylee Ervin, having a deed reference in Instrument No. 20050830-0103835, RODCT; thence with the boundary of said second mentioned tract of land belonging to Kylee Ervin, and continuing, as follows:

S 87°51'26"E, 384.88 feet to a 34" maple tree; thence, N 83°19'23" E, 309.77 feet to an iron pin (old), in the westerly right-of-way of Interstate 24, the southeast corner of said second mentioned tract of land which belongs to Kylec Ervin; thence with the westerly right-of-way of said Interstate 24, and continuing, as follows: S 43°53'05"E, 226.23 feet to a highway concrete monument (old); thence, S 56°07'49" E, 205.00 feet to a highway concrete monument (old); thence, S 44°04'01" E, 500.21 feet to an iron pin (old); thence, S 51°20'04" E, 123.63 feet to a highway concrete monument (old), in the westerly right-of-way of Interstate 24, the northeast corner of a tract of land which belongs to William S. Yeaman, Jr., having a deed reference in Instrument No. 20070521-0060616, RODCT; thence, S 89°54'20" W, passing a common corner of said tract of land which belongs to William S. Yeaman, Jr. and a tract of land which belongs to Peggy G. Schroeder, having a deed reference in Deed Book 9831, Page 842, RODCT, and continuing in all, 255.93 feet to a pipe (old), the northwest corner of said tract of land which belongs to Peggy G. Schroeder; thence, S 03°48'51" W, 1301.62 feet to an iron pin (new), in the northerly margin of Old Hickory Boulevard, the southwest corner of said tract of land which belongs to Peggy G. Schroeder; thence with the margin of said Old Hickory Boulevard, as follows: S 82°54'34" W, 157.63 feet to an iron pin (new); thence, S 81°26'23" W, 156.58 feet, to the point of beginning, containing 34.81 acres as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc. 4779 Highway 41 North, Springfield, TN 37172, dated May 20, 2011.

Being the same property conveyed to Anchor Property Holdings, LLC by Warranty Deed from Nashville Bible Church, formerly Charity Baptist Church, dated 03/30/2013, of record in Instrument No. 201311050114605, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for 2026 and subsequent years, a lien not yet due and payable.
2. Easement to State of Tennessee of record in Book 4522, Page 551, Book 5007, Page 302, and Book 5011, Page 554, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 259, in the Register's Office for Davidson County, Tennessee.
4. Application for Greenbelt Assessment of record in Book 9069, Page 411, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201606100059061, in the Register's Office for Davidson County, Tennessee.
6. Title to that portion of the Land, if any, embraced within the bounds of any streets, roads and/or highways.
7. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.
8. The Land has no right of ingress and egress to I-24, a controlled access highway.
9. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Sean Alan McGowan, TN RLS No. 3516, Wilson & Associates, P.C., dated 8/13/2025, and being designated Proj. No. 25-2430, including, but not limited to: encroachment with Tract No. 3 and overlap with Tract No. 4 of Color Me Sonny Legacy Trust properties.

Certificate of Authenticity

I, Rebecca Martin, 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 May 19, 2026.

Date

Rebecca Martin

Affiant Signature

5/19/26

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 19th day of May, 20 26.

Kimberli Marie Montes

Notary's Signature

OFFICIAL SEAL
KIMBERLI MARIE MONTES
Notary Public, State of Illinois
Commission No. 995259
My Commission Expires August 14, 2028

My Commission Expires: 8-14-28

Date

Notary's Seal (if on paper)