Karen Johnson Davidson County
Batch# 1424773 DEEDWARRSP
05/26/2026 07:49:30 AM 5 pgs
Fees: $28.00 Taxes: $9,805.00
20260526-0047258

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 $2,650,000.00. Affiant Subscribed and sworn to before me, this 22 day of May, 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):
Starry Properties, LLC 827 19th Avenue S., Suite 800 Nashville, TN 37203	New Owner	09115039300

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, **SYLVAN PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **STARRY PROPERTIES, 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 4708 Charlotte Avenue, 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 22 day of May, 2026.

GRANTOR:

Sylvan Partners, LLC,
a Tennessee limited liability company

By: _____
John Stephenson, Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared John Stephenson, 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 Manager of **Sylvan Partners, LLC**, a Tennessee limited liability company, the within named bargainor, and that as such Manager 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 20th day of May, 2026.

_____
NOTARY PUBLIC

My Commission Expires: December 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 is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

Being Lots Nos. 615 and 617 of Block No. 90, PLAN NO. 1 OF WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 2:

Easement(s) benefiting Tract 1 contained in Easement Agreement of record in Instrument No. 201703080022652, in the Register's Office of Davidson County, Tennessee.

Tract 3:

Easement(s) benefiting Tract 1 contained in Access Easement Agreement of record in Instrument No. 201703080022653, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sylvan Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Dragon Park, LLC, a Tennessee limited liability company, of record in Instrument No. 201703080022654, 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 57, Page 74, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Easement Agreement, by and between Dragon Park, LLC, a Tennessee limited liability company and Dragon Park, LLC, a Tennessee limited liability company, of record in Instrument No. 201703080022652, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Access Easement Agreement, by and between Dragon Park, LLC, a Tennessee limited liability company and Dragon Park, LLC, a Tennessee limited liability company, of record in Instrument No. 201703080022653, in the Register's Office of Davidson County, Tennessee.
5. Terms and provisions of Declaration of Covenants for Shared Fire Sprinkler Riser, by and between Dragon Park, LLC, a Tennessee limited liability company and Sylvan Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 201811090111222, in the Register's Office of Davidson County, Tennessee

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 5/22/2026.

Date

Jeananne Thompson

Affiant Signature

5/22/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Dongelia Davis

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

202605260047258