Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1428093 DEEDWARR
06/05/2026 08:43:38 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00

20260605-0050715

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is **$1,700,000.00.**

Affiant

Subscribed and sworn to before me
This 1st day of June, 2026.

Notary Public

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
2614 Old Lebanon Investors, LLC 5215 Old Orchard Rd. Suite 880 Skokie, IL 60077	New Owners	95-04-021

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Richard A. Schlabach and wife, Linda Schlabach** (The "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **2614 Old Lebanon Investors, LLC, a Tennessee Limited Liability Company** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 & 2 of the B.H.W. Corporation Subdivision of record in Book 6200, page 828, said Register's Office, to which plan reference is hereby made for a more complete description of said Lot.

Together with an easement to maintain an existing canopy as set forth in instrument of Record in Book 7826, page 869, said Register's Office. ("Canopy Easement")

Also together with an easement for the purpose of constructing and maintaining parking spaces over the easterly 20 feet of Lot 2 as shown on the above referenced plan as set forth in instrument of record in Book 8343, page 603, said Register's Office. ("Parking Easement")

Being the same property conveyed to Richard A. Schlabach and wife, Linda Schlabach by Warranty Deed, from Baptist Hospital Foundation of Nashville, Inc., a nonprofit corporation, dated November 19, 1997, of record in Book 10689, Page 763, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2614 Old Lebanon Rd. Nashville, TN 37214

This conveyance is subject to the following:

1. All matters as shown on the plan of record in Book 6200, page 828, Register's Office for Davidson County, Tennessee.

2. Easements of record in Book 7826, page 869, Register's Office for Davidson County, Tennessee.
3. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of June, 2026.

Grantors:

By: Richard A. Schlabach

By: Linda Schlabach

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of ~~May~~ June, in the year 2026, before me the undersigned, personally appeared **Richard A. Schlabach**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 2nd day of June, 2026.

Notary Public

My Commission Expires:



STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 2nd day of June, in the year 2026, before me the undersigned, personally appeared **Linda Schlabach**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 2nd day of June, 2026.

Notary Public

My Commission Expires:

