Karen Johnson Davidson County
Batch# 1429829 DEEDWARRSP
06/09/2026 11:51:30 AM 6 pgs
Fees: $33.00 Taxes: $22,477.50
20260609-0052028

THIS INSTRUMENT WAS PREPARED BY:
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attention: Blake C. Bars, Esq.

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nashville Flats, LLC 1051 Harrison Garrett Court Great Falls, Virginia 22066	[Same as New Owner]	081-00-00-72.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1200 WH DAVIS OWNER LLC**, a Tennessee limited liability company (**"Grantor"**), has this day bargained and sold, and by these presents does transfer and convey unto **NASHVILLE FLATS, LLC**, a Tennessee limited liability company (**"Grantee"**), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 1200-1290 W H Davis Drive, Nashville, Tennessee 37208.

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 with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*remainder of this page left intentionally blank; signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 19 day of May, 2026.

GRANTOR:

1200 WH DAVIS OWNER LLC
a Tennessee limited liability company

By: _____
Printed Name: BLAKE BARS
Title: AUTHORIZED REPRESENTATIVE

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Katie Vincent, a Notary Public with authority to act in the State and County aforesaid, Blake Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the authorized representative of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 19th day of May, 2026.

_____
Notary Public

My Commission Expires: 5-8-29

KATHERINE VINCENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 8, 2029
COUNTY OF DAVIDSON

STATE OF Tennessee)
) SS.
COUNTY OF Williamson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $6,075,000.00.

Affiant

Sworn to and subscribed before me this 4 day of June 2026.

NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being all of Lot 2 as shown on the Partition Plat of Lot 2, Georgia Industrial Realty Company's North Nashville Property, of record in Instrument Number 20190718-0070555, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

TOGETHER WITH, AND SUBJECT TO, a 40' ingress/egress & public utility easement as shown on the aforementioned Partition Plat of Lot 2, Georgia Industrial Realty Company's North Nashville Property, of record in Instrument Number 20190718-0070555, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1200 WH Davis Owner LLC, a Tennessee limited liability company by Quitclaim Deed from Arbitrage Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20251013-0081414, Register's Office for Davidson County, Tennessee, dated October 30, 2025 and recorded on October 13, 2025.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20190718-0070555, Register's Office of Davidson County, Tennessee.

4. Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5089, Page 977, in the Register's Office for Davidson County, Tennessee.

5. Restrictions contained in the Warranty Deed of record in Instrument No. 20210129-0013067, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Rights, easements, interests, or claims which may exist by reason of, or reflected by matters shown on the ALTA/NSPS Land Title Survey prepared by Jeffrey A. Leopard, TN RLS No. 2415, of B2L Land Surveyors, dated August 29, 2025, and identified as Job No. LS-2279.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 of document).

Affiant Signature

June 8, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of June, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON