This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Brooks E. Brasfield, Esq.

Karen Johnson Davidson County
Batch# 1429880 DEEDWARRSP
06/09/2026 01:04:30 PM 9 pgs
Fees: $48.00 Taxes: $8,140.00
20260609-0052098

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Birtown Hermitage LLC 4809 Cole Avenue, Suite 330 Dallas, Texas 75205	Birtown Hermitage LLC 4809 Cole Avenue, Suite 330 Dallas, Texas 75205	085-00-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SOUTHERN INTERNATIONAL LIFE INSURANCE COMPANY LTD.,** a company incorporated under the laws of the Turks and Caicos Islands, as to a fifty percent (50%) undivided interest, and **JESSICA BRITO, AS TRUSTEE OF THE MARITAL TRUST FOR ELLEN U. DAVIS U/W DATED JULY 9, 2019** as to a fifty percent (50%) undivided interest as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BIRTOWN HERMITAGE LLC**, a Texas limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 3169 Lebanon Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 4th day of May, 2026, and effective as of the ~~4th~~ 28th day of May, 2026.

GRANTOR:

Jessica Brito, Trustee

JESSICA BRITO, AS TRUSTEE OF THE MARITAL TRUST FOR ELLEN U. DAVIS U/W DATED JULY 9, 2019

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JESSICA BRITO, AS TRUSTEE OF THE MARITAL TRUST FOR ELLEN U. DAVIS U/W DATED JULY 9, 2019, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same as her free act and deed.

Witness my hand and official seal this 4 day of May, 2026.

My Commission Expires:

10·21·28

Notary Public

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of April, 2026, and effective as of the 29th day of ~~April,~~ May 2026.

GRANTOR:

SOUTHERN INTERNATIONAL LIFE INSURANCE COMPANY LTD.,
a company incorporated under the laws of the Turks and Caicos Islands

By: _____
Name: Richard W. Carpenter, Sr.
Its: President

STATE OF GEORGIA

COUNTY OF PIKE

Personally appeared before me, Richard W. Carpenter, Sr. the President of SOUTHERN INTERNATIONAL LIFE INSURANCE COMPANY LTD., a company incorporated under the laws of the Turks and Caicos Islands, the within named bargainor, 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.

Witness my hand and official seal this 15th day of April, 2026.

My Commission Expires:
February 27, 2028

Susan M. Davis
Notary Public

SUSAN M DAVIS
NOTARY PUBLIC
PIKE COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 27, 2028

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

AFFIDAVIT OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,200,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Julie Weiss

AFFIANT

Sworn to and subscribed before me this the 29th day of May, 2026

Bethany Schultzman

NOTARY PUBLIC

My Commission Expires: 9/5/28

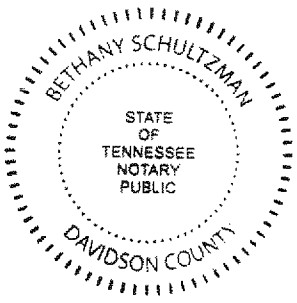


Exhibit "A"

Legal Description of Property

Located in Davidson County, Tennessee as follows:

Being a Tract of Land known as Lot 12 of the First Revision of Lots 7, 11 and 12 "Jackson Downs Commercial" as of record in Plat Book 8250, Page 921, Register's Office for Davidson County, Tennessee being the same Lot 12 as shown on the Final Plat of Jackson Downs Commercial of record in Plat Book 9700, page 526 said Register's Office.

Being the same property conveyed to Richard W. Carpenter, Sr. as to a 51 % interest as tenants in common and Richard S. Davis, Jr., as to a 49% interest as tenant in common by General Warranty Deed from Jackson Downs, LP of record in Instrument No. 20020403-0040347 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 03, 2002.

Being the same property conveyed to Carpenter Investments, LLC, a Georgia Limited Liability Company, a fifty-one percent (51%) undivided interest by Quitclaim Deed from Richard W. Carpenter, Sr., an individual of record in Instrument No. 20121214-0115535 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 14, 2012.

Being the same property conveyed to Richard W. Carpenter, Sr., an individual, a fifty-one percent (51%) undivided interest by Quitclaim Deed from Carpenter Investments, LLC, a Georgia Limited Liability Company of record in Instrument No. 20150904-0090372 Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 04, 2015.

Being the same property conveyed to Jessica Brito as Trustee of the Marital Trust for Ellen U. Davis u/w dated July 9, 2019 by Executor's Deed from Jessica Brito, as Co-Executor, Thomas C. Scott, as Co-Executor and Lesa H. Skoney, as Co-Executor of the Estate of Richard Scott Davis, Jr., deceased, File No. 22-P-188 of the Seventh Circuit Court for Davidson County, Tennessee Probate Division of record in Instrument No. 20220914-0102501 Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on September 14, 2022.

Further being the same property conveyed to Jessica Brito as Trustee of the Marital Trust for Ellen U. Davis u/w dated July 9, 2019, by Quitclaim Deed from Richard W. Carpenter, Sr., as to a one percent (1%) undivided interest, of record in Instrument No. 20250221-0012985, Register's Office for Davidson County, Tennessee, dated February 12, 2025, and recorded on February 21, 2025.

Further being the same property conveyed to Southern International life insurance Company LTD, a company incorporated under the laws of the Turks and Caicos Islands, by Quitclaim Deed from Richard W. Carpenter, Sr. as to a fifty percent (50%) undivided interest, of record in Instrument No. 202606090052097, Registers Office for Davidson County, Tennessee, dated April 15, 2026, and recorded on June 9, 2026.

Address of Property: 3169 Lebanon Pike, Nashville, Tennessee 37214

Tax Parcel Id: 085-00-0-099.00

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 8250, Page 921, Register's Office for Davidson County, Tennessee.

3. 25' NES overhang easement and 15' sanitary sewer easement as set forth in the Plan of record in Plat Book 6250, Page 934, and in Instrument Number 20021017-0127493, Register's Office for Davidson County, Tennessee.

4. Deed for Flowage Easement of record in Book 2275, Page 607, in the Register's Office for Davidson County, Tennessee.

5. Matters contained in the Deed of record in Book 4776, Page 130, in the Register's Office for Davidson County, Tennessee.

6. Overhead Line Easement of record in Book 5848, Page 105, in the Register's Office for Davidson County, Tennessee.

7. Cross Access Easement Agreement of record in Book 9857, Page 116, in the Register's Office for Davidson County, Tennessee.

8. Operation and Easement Agreement of record in Book 9857, Page 151 and First Amendment to Operation and Easement Agreement of record at Book 10841, Page 648, as affected by Second Amendment in Book 10908, page 773, as affected by Third Amendment to Operation and Easement Agreement of record at Instrument No. 20000705-0066702, as assigned by Assignment of record at Instrument No. 20020920-0114880; as affected by Fourth Amendment of record in Instrument No. 20020920-0114881; as affected by Fifth Amendment of record in Instrument No. 20030422-0053154; as re-recorded in Instrument No. 2003042-80056661; as affected by Sixth Amendment of record in Instrument No. 20221116-0121913, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10167, Page 472, Book 10167, Page 494, in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 10167, Page 499, in the Register's Office for Davidson County, Tennessee.

11. Storm Water Detention Agreement of record in Instrument Number 20020312-0030718, in the Register's Office for Davidson County, Tennessee.

12. Terms and conditions of a lease by and between Jackson Downs, L.P., a Georgia Limited Partnership and Officemax, Inc., an Ohio Corporation as evidenced in a Memorandum of Lease of record in Book 10724, Page 704, in the Register's Office for Davidson County, Tennessee.

13. Terms and conditions of a lease by and between Jackson Downs, L.P., a Georgia Limited Partnership and The Cato Corporation as evidenced in a Memorandum of Lease of record in Book 11494, Page 594, in the Register's Office for Davidson County, Tennessee.

14. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey by prepared by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying Inc., dated March 5, 2026, last revised March 10, 2026, and designated as Job No. 26016:

    (a) Utility and drainage lines, with meters, valves, poles, and other appurtenances, not located within a recorded easement area;

    (b) Building setbacks.

Tennessee Certification of Electronic Document

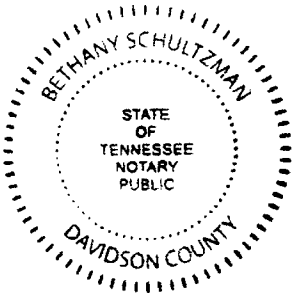
I, Madison Hartley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 4, 2026 (date of document).

Affiant Signature

May 4, 2026
Date

State of Tennessee
County of Williamson

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



Notary's Signature

My commission expires: 9/5/2028