Karen Johnson Davidson County
Batch# 1434930 DEEDWARRSP
06/16/2026 03:58:30 PM 7 pgs
Fees: $38.00 Taxes: $8,880.00
20260616-0054693

FROM: BRICK HOUSE, LLC, a Tennessee limited liability company

TO: FJ PADS, LLC, a Neveda limited liability company

Address of New Owner:	Send Tax Bills to:	Map-Parcel
FJ Pads, LLC 130 Walker Watson Rd Bastrop, TX 78602	FJ Pads, LLC 130 Walker Watson Rd Bastrop, TX 78602	10406017100

PREPARED BY: HOLLAND & KNIGHT LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760; Attention: J. Steven Kirkham, Esq.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,399,999.00.

MOLLY BECKNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-26

Affiant

Subscribed and sworn to before me, this the 8 day of June, 2026.

Molly Beckner
NOTARY PUBLIC

My Commission Expires: 11-2-26

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, BRICK HOUSE, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has as of the Deed Effective Time (as defined herein) granted, bargained, sold, conveyed, assigned, transferred and delivered, and by these presents does hereby grant, bargain, sell, convey, assign, transfer and deliver unto FJ PADS, LLC, a Neveda limited liability company, hereinafter called the GRANTEE, its successors or assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein

This is improved property known as 3301 West End Avenue, Nashville, TN 37203.

This conveyance is made subject to those items set forth on Exhibit B attached hereto and incorporated hereby by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit B attached hereto and incorporated herein), but not further or otherwise.

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.

[Signature Page Follows]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed this the 8 day of June, 2026.

GRANTOR:

BRICK HOUSE, LLC,
a Tennessee liability company

By: _____
Name: L. Marc Carter
Title: Member-Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared L. Marc Carter, 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 Member-Manager of BRICK HOUSE, LLC, a Tennessee limited liability company, and that he as such Member-Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of June, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 11-2-26

MOLLY BECKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised subdivision plan of WEST END AVENUE PLACE, of record in Book 5210, Page 204, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Southeasterly margin of West End Avenue at the common front corner of Lots 1 and 2 of said subdivision; thence with the margin of the same North 43 deg. 43' 59" East 100.0 feet to an iron pin, said iron pin lying in the Southwest margin of the intersection of West End Avenue and Thirty-Third Avenue South; thence with said Thirty-Third Avenue South, South 31 deg. 20' 15" East 150.0 feet to an iron pin in the Northwesterly margin of a 15 foot alley; thence with the margin of said alley, South 43 deg. 43' 59" West 88 feet to an iron pin, said point being the common rear corner of Lots 1 and 2; thence with the line between said two lots, North 35 deg. 50' 01" West 147.37 feet to the Point of Beginning.

Being the same property conveyed to Brick House, LLC by deed from Patricia M. Leland and husband, Theodore J. Leland, of record in Book 10629, Page 444, Register's Office for 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 of record in Book 5210, Page 204, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Marshall I. Karr, TRUSTEE and White & Reasor, a Tennessee general partnership, of record in Book 5692, Page 687, in said Register's Office.

4. Easement from Marshall I. Karr, Trustee to Thirty Three Zero Five Properties, of record in Book 6208, Page 162, in said Register's Office.

5. Rights of parties in possession not shown by the Public Records.

6. Matters disclosed on that certain ALTA/NSPS survey made by L. I. Smith and Associates, Inc. on May 26, 2026, designated as Davidson 10406017100/260368.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

The actual consideration or true value, whichever is greater for this transfer is $ 2,399,999.00 .

Affiant

Subscribed and sworn before me, this 15 day of June, 2026.

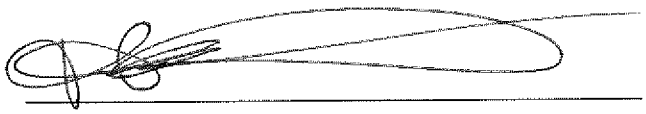
Notary

SKYE A PRATT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-18-29
Certificate No: 25-5374-01

Certificate of Authenticity

I, Trent Thomas, 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 6-16-2026.

Date



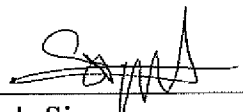
Affiant Signature

6-16-2026
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 16 day of June, 2026.



Notary's Signature

My Commission Expires: 1/18/29
Date

Notary's Seal (if on paper)

SKYE A PRATT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-18-29
Certificate No: 25-5374-01