WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,450,000.00.

C
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2026.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: 9-16-29
(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson
Batch # 1436629
06/22/2026 03:00:20 PM
Fees: $13.00 Taxes: $16,465.00

Davidson County
DEEDWARR
2 pgs

20260622-0056109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
501 Collins Partnership c/o J. Patel	**Same as New Owner**	
(NAME) **1883 Traditions Cir.**	(NAME)	**163-00-0-178.00** **163-00-0-161.00** **163-00-0-220.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FR6, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **501 COLLINS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Reserved Parcel "A", and Lot No. 3, as shown on the Plan of the Resubdivision of Lot No. 1 and Reserved Parcel "A" Collins Park, Section One, of record in Plat Book 4955, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FR6, LLC, a Tennessee limited liability company by Quitclaim Deed from FR1, LLC (formerly known as Freeland Realty, LLC), a Tennessee limited liability company of record in Instrument No. 20230724-0056984 Register's Office for Davidson County, Tennessee, dated July 6, 2023 and recorded on July 24, 2023.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 63, Register's Office for Davidson County, Tennessee.
- Easement reserved in deed of record in Book 4036, Page 234, in the Register's Office for Davidson County, Tennessee.
- Restrictions and conditions set forth in the deed of record in Book 5137, Page 603, in the Register's Office for Davidson County, Tennessee.
- Subject to reservations and exceptions contained in Limited Warranty Deed from Shell Oil Company of record in Book 11160, page 151, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in the deed of record in Instrument No. 20000925-0094482, as corrected in Instrument No. 20060504-0051928, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order with U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Lack of direct access to Interstate I-24, a limited access highway, as set out in deeds to the State of Tennessee of record in Book 2857, page 613, and Book 4009, page 154, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Collins Park Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2026.

FR6, LLC
BY: FR1, LLC

BY:_____
Bernard G. Freeland
Manager

ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD G. FREELAND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of FR1, LLC, which is the Sole Member of FR6, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER of FR1, LLC, the Sole Member of FR6, LLCexecuted the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2026.

Ashlee Walker
Notary Public
My Commission Expires: 1-17-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212