Karen Johnson Davidson County
Batch# 1437649 DEEDWARRSP
06/24/2026 01:27:30 PM 6 pgs
Fees: $33.00 Taxes: $50,428.89
20260624-0057051

Register Return To:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067

ADDRESS NEW OWNER:	MAP/PARCEL:	SEND TAX BILLS TO:
Everest HP-3715, LLC 101 Lea Avenue Nashville, Tennessee 37210	117 11 0 075.00 117 11 0 006.00	Same as New Owner
This instrument prepared by: James. T Oglesby & Yvette Meldrum, Esqs., Mid-State Title & Escrow, Inc., 128 Holiday Ct. Ste 125, Franklin, TN 37067		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SCHREINER DEVELOPMENT KNOXVILLE, LLC**, an Alabama limited liability company, with an address of 116 Jefferson Street South, Suite 204, Huntsville, Alabama 35801 ("**Grantor**"), by these presents hereby sells, assigns, transfers and conveys to **EVEREST HP-3715, LLC**, a Tennessee limited liability company, having an address of 101 Lea Avenue, Nashville, Tennessee 37210 ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein and except for applicable zoning and building regulations. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor. All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

Wherever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17th day of June, 2026.

Schreiner Development Knoxville, LLC,
an Alabama limited liability company

By: Sally S. Lambert

Name: Sally S. Lambert

Title: Manager

STATE OF ALABAMA
COUNTY OF MADISON

Before me, the undersigned notary public in and for the state and county aforesaid, personally appeared Sally S. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of Schreiner Development Knoxville, LLC, the within named bargainor, an Alabama limited liability company, and that she as such Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand, at office, this 17th day of June, 2026.

Suzanne D Currie

Notary Public

My commission expires: 06/26/2027

[AFFIX SEAL]

SUZANNE D. CURRIE
NOTARY PUBLIC
ALABAMA STATE AT LARGE

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,629,431.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me, the undersigned notary public in and for the state and county aforesaid, this 17 day of June, 2026.

Notary Public

My commission expires: 3/8/28
[AFFIX SEAL]

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Description of Tracts I & II of the 3715 Hillsboro Holdings, LLC property recorded at Instrument No. 20140707-0059200 and of part of a 40' Wide Public Alley in Nashville, Davidson County, Tennessee:

Beginning at the intersection of the west line of Hillsboro Pike (80' R.O.W.) and the north line of Crestmoor Road (60' R.O.W.); thence north 82 degrees 28 minutes 17 seconds west with the north line of said Crestmoor Road, 261.92 feet to a found iron pin in the east line of the Reginald Clown Prince, LLC property recorded at Instrument No. 20120216-0013536; thence north 07 degrees 46 minutes 03 seconds east with the east line of said property recorded at Instrument No. 20120216-0013536, 175.20 feet to a found rebar in the south line of the Calvary Methodist Church property recorded in Book 3069, Page 81; thence south 82 degrees 28 minutes 17 seconds east with the south line of said property recorded in Book 3069, Page 81, 20.00 feet to a point in the west end of a 5' Reserved Strip of record in Plat Book 974, Page 64; thence south 07 degrees 46 minutes 03 seconds west with the west end of said 5' Reserved Strip, 5.00 feet to a point; thence south 82 degrees 28 minutes 17 seconds east with the south line of said 5' Reserved Strip, 59.91 feet to a found rebar in the west line of a 40' Wide Public Alley; thence north 07 degrees 46 minutes 03 seconds east with the west line of said alley, 5.00 feet to a set 1/2" rebar with plastic cap in the south line of said property recorded in Book 3069, Page 81; thence south 82 degrees 28 minutes 17 seconds east with the south line of said property recorded in Book 3069, Page 81, 20.00 feet to a point in the centerline of said alley; thence south 07 degrees 46 minutes 03 seconds west with the centerline of said alley, 77.99 feet to a point in the westerly extension of the south line of the McIntosh, LLC property recorded at Instrument No. 20131209-0124702; thence south 82 degrees 18 minutes 12 seconds east with the south line of said property recorded at Instrument No. 20131209-0124702 and the westerly extension thereof, 188.56 feet to a point in the west line of the aforesaid Hillsboro Pike; thence in a southwesterly direction with the west line of said Hillsboro Pike along a curve to the right having a radius of 1392.40 feet, delta angle of 04 degrees 07 minutes 48 seconds, chord =
south 23 degrees 06 minutes 16 seconds west - 100.34 feet, an arc length of 100.36 feet to the Point of Beginning and containing 34,260 square feet or 0.787 acres of land.

Being the same property conveyed to Schreiner Development Knoxville, LLC, an Alabama limited liability company, by Special Warranty Deed from Tennessee CVS Pharmacy, L.L.C., a Tennessee limited liability company, dated February 15, 2022, and recorded March 7, 2022, of record in Instrument No. 20220307-0025828, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Schreiner Development Knoxville, LLC, an Alabama limited liability company, by Quitclaim Deed from Tennessee CVS Pharmacy, L.L.C., a Tennessee limited liability company, dated February 15, 2022, and recorded March 7, 2022, of record in Instrument No. 20220307-0025829, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes, dues and assessments for the year 2026 and subsequent years, which are liens not yet due or payable.

2. Subject to all matters shown on the plat of Hillsboro Views Development Company's Subdivision of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

3. Subject to Ordinance for Metro Government of record in BL2017-590, as amended by Amendment No. 1 to BL2017-590.

4. 30 Foot Utility Line Agreement of record in Instrument No. 20210929-0130958, Register's Office for Davidson County, Tennessee.

5. Memorandum of Development Agreement between Seong Hyun Park and Jennifer Park (formerly known as Young Sook Park) and Tennessee CVS Pharmacy, LLC of record in Instrument No. 20200416-0040179, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject unrecorded Development Agreement.

6. Ingress/Egress Easement from Tennessee CVS Pharmacy, L.L.C. to access Park property of record in Instrument No. 20220228-0022630, Register's Office for Davidson County, Tennessee.

7. Ingress/Egress Easement from Tennessee CVS Pharmacy, L.L.C. to Calvary Methodist Church of record in Instrument No. 20220228-0022629, Register's Office for Davidson County, Tennessee.

8. Subject to Easement for storm water line contained within former Alley #1715, and terms and conditions of Ordinance Nos. BL2017-590, BL2018-1136, BL2018-1137 and BL2020-451.

9. Memorandum of Lease between Schreiner Development Knoxville, LLC, and Tennessee CVS Pharmacy, L.L.C., dated February 17, 2022, of record in Instrument No. 20220307-0025831, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 6/17, 2026

6/22/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 22nd day of June, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY