This instrument prepared by:
J. David Wicker, Esq.
Polsinelli PC
501 Commerce Street, Suite 1300
Nashville, TN 37203

After recording, please return to:
Dodson Parker Behm & Capparella, P.C.
Attn: J.D. Payne
1310 6th Avenue N
Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 1438675 DEEDWARR
06/26/2026 03:20:30 PM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20260626-0058172

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	MAP/PARCEL NUMBER(S):	SEND TAX BILLS TO:
6121 NOLENSVILLE, LLC 1012B West Grove Avenue Nashville, Tennessee 37203 Attn: Adam Rosenberg	172-12-0-006.00	Same address as New Owner

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, ECE GF Nolensville, LLC, a Delaware limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to 6121 NOLENSVILLE LLC, a Tennessee limited liability company ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at and known as 6121 Nolensville Pike, in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me this 23 day of June, 2026.

Notary Public

My Commission Expires:_____

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on this 23rd day of June, 2026.

GRANTOR:

ECE GF NOLENSVILLE, LLC,
a Delaware limited liability company

By: CMK Properties, LLC,
a Tennessee limited liability company,
its Manager

By: John Hopfensperger
Title: President

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared John Hopfensperger, the President of CMK Properties, LLC, a Tennessee limited liability company, the Manager of ECE GF NOLENSVILLE, LLC, a Delaware limited liability company ,the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of CMK Properties, LLC, a Tennessee limited liability company , the Manager of ECE GF NOLENSVILLE, LLC, a Delaware limited liability company and that he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 3.8.2028
[Affix Seal]

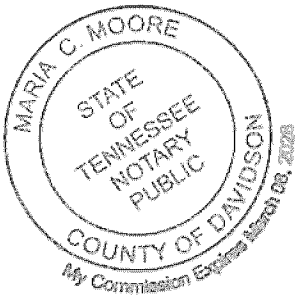


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Country Acres Subdivision, Section 1 of record in Plat Book 5210, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the foregoing description, but expressly excluded therefrom is the portion of the property conveyed to the State of Tennessee by Order of Condemnation and Appropriation, of record in Instrument No. 20190430-0039891, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, beginning at the point of intersection of the existing southwest margin of SR-11 and the southeast boundary of the Church of Christ at Tusculum property, said point of intersection being 52.85 feet left of SR-11 proposed centerline station 468 + 32.34; thence with said existing margin having a 2505.70 foot radius curve left and southeasterly 173.35 feet to a point, said point being 52.90 feet left of SR-11 proposed centerline station 466 + 62.52; thence with the northwest boundary of the David Schenkel property (being tract 117 of state project 19028-2245-14), S 61° 01' 49" W 87.89 feet to a point, said point being 140.78 feet left of SR-11 proposed centerline station 466 + 61.70; thence with the proposed southwest margin of said road N 30° 02' 07" W 181.81 feet to a point, said point being 152.02 feet left of SR-11 proposed centerline station 468 + 33.33; thence with said southeast boundary N 66° 01' 20" E 99.17 feet to the point of beginning, containing 0.377 acres.

Being a portion of the same property conveyed to ECE GF Nolensville, LLC, a Delaware limited liability company by Warranty Deed from David Schenkel, a married man of record in Instrument No. 20220307-0025864, Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 07, 2022.

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 the Plan of record in Plat Book 5210, Page 104, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5401, Page 629, as amended in Book 5458, Page 341 and Book 5466, Page 392, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent such restriction is legally enforceable.

4. Restrictive Covenant for Detached Structure of record in Instrument No. 20020802-0092973, Register's Office for Davidson County, Tennessee.

5. Easement(s) granted to the State of Tennessee by Order of Condemnation and Appropriation of record in Instrument No. 20190430-0039891, Register's Office for Davidson County, Tennessee.

6. Declaration of Reciprocal Driveway Easement, Construction and Maintenance Agreement dated as of June 23, 2026, to be recorded in the Register's Office for Davidson County, Tennessee immediately prior to or contemporaneously with this Deed.

7. That certain Post-Closing Agreement dated as of June 23, 2026, by and between Grantor and Grantee, including the post-closing sewer easement, dedication, approval, access, construction, cooperation, and recordation matters contemplated therein and in Section 6 of the Sixth Amendment to Purchase and Sale Agreement.

8. Any matters set forth as exceptions in Schedule B, Part II of Fidelity National Title Insurance Company Commitment No. EY-25-8661, Commitment Date May 20, 2026 at 8:00 a.m., issued through Magnolia Title and Escrow, Inc., to the extent such matters are not required to be removed by Seller under the Purchase Agreement, as amended, and are not removed from the final owner's title policy issued to Grantee.

Certificate of Authenticity

I, Leslie Hayes, 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 6/23/2026.

Date

Affiant Signature

6/24/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of June, 20 26.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)