Karen Johnson Davidson County
Batch# 1442822 DEEDWARRSP
07/07/2026 10:13:30 AM 6 pgs
Fees: $33.00 Taxes: $52,355.00
20260707-0060959

FROM: EQUITABLE TRUST COMPANY AS SUCCESSOR TRUSTEE OF TRUSTS UNDER THE WILL OF CHARLES E. WILLIAMS

TO: Kohler Co., a Wisconsin corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number
Kohler Co. 444 Highland Drive Mail Stop 201 Kohler, WI 53044 Attn: Nikki Paterson	Kohler Co. 444 Highland Drive Mail Stop 201 Kohler, WI 53044 Attn: Nikki Paterson	105-07-0-121.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, 150 3rd Ave S #2800, Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $14,150,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2026.

Notary Public

My Comm. Expires: 11/5/29

SAVANNAH KATELYN SUITERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **EQUITABLE TRUST COMPANY AS SUCCESSOR TRUSTEE OF TRUSTS UNDER THE WILL OF CHARLES E. WILLIAMS** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Kohler Co., a Wisconsin corporation ("Grantee"), its successors and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements and appurtenances thereto and right, title and interest of Grantor in and and to all roads, alleys and ways bounding said real estate (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property located at 520 Merritt Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, 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 the Property 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 Permitted Exceptions), 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 effective as of July 10, 2026.

GRANTOR:

EQUITABLE TRUST COMPANY AS SUCCESSOR TRUSTEE OF TRUSTS UNDER THE WILL OF CHARLES E. WILLIAMS

Jonathan Lovejoy, Vice President

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan Lovejoy, 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 Vice President of **EQUITABLE TRUST COMPANY AS SUCCESSOR TRUSTEE OF TRUSTS UNDER THE WILL OF CHARLES E. WILLIAMS**, the within bargainor, a corporation, and that he as such Vice President, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Vice President.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 2nd day of July, 2026.

NOTARY PUBLIC

[SEAL]

My Commission Expires: 11/2/26

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

#540718246_v4

Exhibit A

Legal Description of the Property

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

Land in Davidson County, Tennessee, being Map/Parcel 105-07-0-121.00 and being the Easterly part of Block "G" on the plan of the MERRITT-HAGAN Lands in South Nashville, as of record in Minute Book N", Page 241, County Court Clerk's Office for Davidson County, Tennessee, and including the West Half of relocated Brown Street, now closed by Metropolitan Council Bill No. 72-189, described as follows:

Beginning at a point in the Northerly margin of Merritt Avenue, said point being the point of intersection between the Northerly margin of Merritt Avenue and the center line of Brown Street, now closed; thence Northwardly 300 feet, more or less, to a point; thence Westwardly 191 feet, more or less, to a point; thence Southwardly 300 feet, more or less, to a point in the Northerly margin of Merritt Avenue; thence with same, Eastwardly 191 feet, more or less to the Point of Beginning. Being the same property conveyed to Charles E. Williams by Warranty Deed dated 6/9/76 from Birdie Hargrove, a widow of record in Book 5033, Page 936, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Map/Parcel 105-07-0-487.00, being part of Block H on the plan of HAGAN AND MERRITT LANDS, as of record in Minute Book N, Page 241, County Court for said County, described according to a survey made by James L. Murphy, Jr. and Company, dated October, 1976, as follows:

Beginning at a point lying on the centerline of Brown St. (closed by Metro City Council Bill No. 72-189, May 1972); said point further described as being the Northeast corner of the Williams property as of record in Book 5033, Page 936, Registers Office for Davidson County, Tennessee; thence leaving the said centerline of Brown St., as closed, and running with the Northerly line of said Williams property North 86 degrees 34 minutes West a distance of 191.25 feet to a point lying on the Easterly margin of a 15 foot alley; thence leaving the said Northerly line of the Williams property and running with the said margin of the 15 foot alley North 3 degrees 44 minutes 37 seconds East a distance of 100 feet to a point; thence leaving said alley South 86 degrees 34 minutes East a distance of 191.25 feet to a point lying on the centerline of Brown St., as closed; thence running with the said centerline South 3 degrees 44 minutes 37 seconds West a distance of 100 feet to the Point of Beginning. Being the same property conveyed to Charles E. Williams by Installment Deed dated 10/18/76 from Birdie Hargrove, a widow of record in Book 5079, Page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equitable Trust company as Successor Trustee of Trusts under the Will of Charles E. Williams, by Quit Claim Deed from Equitable Trust company as Successor Trustee of Trusts under the Will of Charles E. Williams of record in Instrument No. 201008030061105, in the Register's Office of Davidson County, Tennessee.

Exhibit B – Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years.

2. Rights of Essilor Laboratories of America, Inc., as a tenant only pursuant to an unrecorded lease with no rights to purchase the property.

3. Matters disclosed by that certain ALTA/NSPS survey made by J. Bryant ABT, P.L.S. No. 3000, Partner Engineering & Science, Inc. on May 17, 2026, last revised July 2, 2026, designated as 26-585563.1.

Tennessee Certification of Electronic Document

I, Deanann Thompson, 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 07/06/2026 (date of document).

Affiant Signature

07/06/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

