Karen Johnson Davidson County
Batch# 1443403 DEEDWARR
07/08/2026 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $28,032.24
20260708-0061769

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,576,282.00. Affiant Subscribed and sworn to me on July 1, 2026 Notary Public My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

THIS INSTRUMENT WAS PREPARED BY:
Emmie Kinnard
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37555

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Cornerstone Childcare Project II, a Tennessee Limited Liability Company 9170 Newsom Station Road Nashville, TN 37221	Cornerstone Childcare Project II, 384 Seaboard Ln #120 LLC Franklin TN 37067	140-00-0-211.00 -

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grow & Learn VI, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cornerstone Childcare Project II, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat for The Resubdivision of Lot 1, Biltmore Commercial, of record as Instrument No. 20210915-0124120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GROW & LEARN VI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRANSTETTER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP AND BRANSTETTER LEGACY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY

COMPANY, of record as Instrument No. 20211005-0133945, dated September 28, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes and all years following, shall be assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20210915-0124120, said Register's Office.

3. Restrictive Covenants set forth in deed of record as Instrument No. 20211005-0133945, said Register's Office.

4. Drainage Easement of record in Book 3027, page 260, said Register's Office.

5. Agreement for Dedication for Public Utilities Easement of record as Instrument No. 20071113-0132857, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20211108-0148575, said Register's Office.

7. Agreement for Dedication of Public Right-of-Way of record as Instrument No. 20211206-0161079, said Register's Office.

8. Lack of direct access to and from controlled access highway.

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 9170 Newsom Station Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on July 1, 2026.

GROW & LEARN VI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: Jason Herrington
Jason Herrington, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jason Harrington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Vice President of Grow & Learn VI, LLC, the within named bargainor, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Vice President.

Witness my hand, at office, on July 1, 2026.

Emily Kinnard
NOTARY PUBLIC

My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

37555

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July 1, 2026. (Date of document)

Affiant Signature

7/7/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028