Karen Johnson Davidson County
Batch# 1443579 DEEDWARRSP
07/09/2026 09:51:30 AM 8 pgs
Fees: $43.00 Taxes: $37,000.00
20260709-0061983

Prepared By and Upon Recording
Return to:
Baker Donelson Bearman Caldwell & Berkowitz, P.C.
1600 West End Ave, Suite 2000
Nashville, TN 37203
Attn: Dayne Geyer

Name/Address of New Owners:	**Send Tax Bills To**
Exit 62 Development, LLC 2925 Berry Hill Drive Nashville, TN 37204	Same
Tax Map Parcel Nos.: 183-00-0-001.00; 183-00-0-002.00; and 183-00-0-045.00	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Century South Associates, LLC, a Georgia limited liability company**, formerly known as Century South Associates ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **Exit 62 Development, LLC, a Tennessee limited liability company** ("Grantee"), Grantees successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is unimproved Property known as 0 Hobson Drive Antioch, TN 37013.

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 in fee simple forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B attached hereto attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

[SIGNATURE PAGE(S) FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument effective July 8, 2026.

GRANTOR:

CENTURY SOUTH ASSOCIATES, LLC,
a Georgia limited liability company

E. R. Michaels, Jr., Managing Member

STATE OF North Carolina

COUNTY OF Macon

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E.R. Michaels, Jr., 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 Managing Member of Century South Associates, LLC, a Georgia limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and seal at office this 6 day of July, 2026.

NOTARY PUBLIC

Printed Name: Leslie A. Cook

My Commission Expires: October 4, 2028

(seal)

Leslie A. Cook
Notary Public, North Carolina
Macon County
My Commission Expires
October 04, 2028

STATE OF Tennessee

COUNTY OF Williamson

I, or we, 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 $10,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 06/26/2029

(seal)

RHODA JAMESON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires June 26, 2029

4934-0060-2804

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

A tract of land in the Fifth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the Westerly right-of-way line of Hobson Pike and being in the Southeast corner of the herein described tract and the Northeast corner of the Gilroy Church of Christ property and proceeding as follows: In a Westerly direction with the Northerly line of the Gilroy Church of Christ property, North 82 degrees 14 minutes 18 seconds West a distance of 168.81 feet to a concrete monument; thence continuing in a Westerly direction along the Northerly property line of the H. L. Paul Property, North 83 degrees 06 minutes West a distance of 433.70 feet to a concrete monument; thence continuing with the Northerly line of the Paul property, North 82 degrees 31 minutes 10 seconds West a distance of 399.31 feet to a corner post; thence continuing in a Westerly direction with the Louise Burkett property, North 81 degrees 54 minutes 46 seconds West a distance of 967.76 feet to an iron pin; thence North 82 degrees 55 minutes 39 seconds West a distance of 1399.86 feet to an iron pin; thence North 80 degrees 40 minutes 56 seconds West a distance of 200.08 feet to an iron pin, thence North 83 degrees 12 minutes 34 seconds West a distance of 125.47 feet to a corner post in the Easterly line of the E. E. Yenawine property; thence North 7 degrees 40 minutes 26 seconds East a distance of 1053.57 feet to an iron pin; thence North 2 degrees 57 minutes 22 seconds East a distance of 100.51' to a corner stone; thence North 8 degrees 05 degrees 23 seconds East a distance of 589.66 to a corner stone in the Southerly property of the Duiel Overton property; thence with the Southerly line of the Overton property, South 84 degrees 23 minutes 18 seconds East a distance of 1931.69 feet to a corner post; thence North 7 degrees 08 minutes 56 seconds East a distance of 282.67 feet to a corner post in the Southerly right-of-way line of a frontage road; thence with the frontage road, South 81 degrees 52 minutes 58 seconds East a distance of 303.31 feet to an iron pin; thence continuing with the frontage road adjacent to I-24, South 41 degrees 58 minutes East a distance of 1077.13 feet to a concrete monument; thence North 48 degrees 02 minutes East a distance of 85 feet to a concrete monument in the Southerly right-of-way of I-24 and being a monument in the limited access portion of I-24; thence with the Southerly limited access right-of-way of I-24, South 41 degrees 58 minutes East a distance of 476 feet to a concrete monument; thence South 20 degrees 43 minutes East a distance of 79 feet to a concrete monument; thence South 16 degrees 58 minutes East a distance of 453 feet to a concrete monument; thence South 3 degrees 13 minutes West a distance of 219 feet to a concrete monument; said monument being the end of the limited access right-of-way to I-24; thence South 78 degrees 51 minutes East a distance of 15 feet to a concrete monument in the Westerly right-of-way of Hobson Pike; thence with the Westerly right-of-way of Hobson Pike, South 11 degrees 09 minutes West a distance of 87 feet to a concrete monument; thence

South 13 degrees 49 minutes West a distance of 199.39 feet to a concrete monument; thence South 74 degrees 23 minutes East a distance of 19.74 feet to a concrete monument; thence South 15 degrees 57 minutes West a distance of 154.72 feet to the point of beginning. Said Tract contains 140.879 acres, more or less, as per survey by Turner Engineering Company dated December 14, 1972.

Included, but expressly excluded from the above is the property conveyed to Ids Realty Trust, by deed from Old Hickory Associates, Limited, as of record in Book 5485, page 341, Register's Office, Davidson County, Tennessee, described as follows:

A tract of land located in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginnings at an iron pin at the intersection of the West right-of-way of Hobson Pike and the South right-of-way of Hobson Drive and proceeding as follows: with the West right-of-way of Hobson Pike, South 13 degrees 49 minutes West a distance of 26.35 feet to a concrete marker; thence, South 74 degrees 23 minutes East a distance of 19.74 feet to a concrete marker; thence, South 15 degrees 57 minutes West a distance of 154.72 feet to an iron pin said pin being in the North line of the Gilroy Church of Christ property; thence, leaving said right-of-way and with said property, North 82 degrees 14 minutes 18 seconds West a distance of 168.81 feet to an iron pin; thence, with the North line of the H. L. Paul property, North 83 degrees 06 minutes West a distance of 433.7 feet to an iron pin; thence, Continuing with the Paul property, North 82 degrees 31 minutes 10 seconds West a distance of 399.31 feet to an iron pin; thence, continuing with the Paul property, North 81 degrees 54 minutes 46 seconds West a distance of 400 feet to an iron pin; thence, leaving said line, North 8 degrees 05 minutes 14 seconds East a distance of 790 feet to an iron pin; thence, South 76 degrees 24 minutes 46 seconds East a distance of 829.26 feet to an iron pin in the West and South rights-of- way of Hobson Drive; thence, with said right-of-way and a curve to the left having a radius of 326.63' a distance of 356.3' to an iron pin; thence, continuing with said right-of-way, South 44 degrees 47 minutes East a distance of 37.45 feet to an iron pin; thence, with a line crossing Hobson Drive, North 21 degrees 30 minutes 30 seconds East a distance of 65.53 feet to an iron pin in the East and North rights-of-way of Hobson Drive; thence, leaving said right-of-way, North 27 degrees 47 minutes East a distance of 336.75 feet to an iron pin; thence, North 73 degrees 02 minutes East a distance of 224.94 feet to an iron pin in the right-of-way of Interstate Highway 24; thence with said highway, South 16 degrees 58 minutes East a distance of 192.7 feet to a concrete marker; thence, continuing with said right-of-way, South 3 degrees 13 minutes West a distance of 219.0 feet to a concrete marker, said point being the end of the limited access to Interstate 24; thence, with the West right- of-way of Hobson Pike, South 78 degrees 51 minutes East a distance of 15 feet to a concrete marker; thence, continuing with said right-of-way, South 11 degrees 09 minutes West a distance of 87 feet to a concrete marker; thence, continuing with said right-of-way, South 13 degrees 49 minutes West a distance of 173.04 feet to the point of beginning and

passing through an iron pin in the North end East rights-of-way of Hobson Drive at a distance of 93.04'.

Included in the above description is the right-of-way of Hobson Drive as dedicated as per the recorded plat in Book 4460, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at an iron pin at the intersection of the West right-of-way of Hobson Pike and the South right-of-way of Hobson Drive and proceeding as follows: with the South and West rights-of-way of Hobson Drive, North 75 degrees 07 minutes West a distance of 28.33 feet to an iron pin; thence, with a curve to the right having a radius of 741.66' a distance of 392.65 feet to an iron pin; thence, North 44 degrees 47 minutes West a distance of 47.45 feet to an iron pin as described in call No. 11; thence, with a line crossing Hobson Drive, North 21 degrees 30 minutes 30 seconds East a distance of 65.53 feet to an iron pin in the East and North rights-of-way of Hobson Drive; thence, with the North and East rights-of-way of Hobson Drive and with a curve to the left having a radius of 807.77' a distance of 427.65' to an iron pin: thence continuing with said right-of-way, South 75 degrees 07 minutes East a distance of 26.84 feet to an iron pin, said pin being in the West right-of-way of Hobson Pike; thence, with the West line of Hobson Pike, South 13 degrees 49 minutes West a distance of 80' to the point of beginning. The above described tracts contain 22.783 acres, more or less, with the exclusion being 0.773 of an acre, making a net acreage of 22.01 acres, more or less, in accordance with plat and survey by Turner Engineering Company dated December 23, 1974.

Included in the above legal description but Expressly Excluded from this conveyance is that property described in Book 10578, Page 392, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Century South Associates by Warranty Deed of record in Book 5734, page 543, Register's Office for Davidson County, Tennessee. Century South Associates is now Century South Associates, LLC, a Georgia limited liability company as evidenced by Articles of Merger of record in Instrument No. 20111228-0101476, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 34, and corrected in Book 4544, Page 7, Register's Office for Davidson County, Tennessee.

3. Land Swap, Infrastructure Development and Reciprocal Easement Agreement of record in Instrument Number 20200128-0010014, in the Register's Office for Davidson County, Tennessee.

4. Right, title and interest of others in and to that portion of the premises occupied by a cemetery, and right of ingress and egress to the cemeter(ies) located on the premises from a public road, and referenced in Deed of record in Book 4668, Page 582, in the Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 816, Register's Office for Davidson County, Tennessee.

6. Rights, easements, interests, or claims which may exist by reason of, or reflected by matters shown on the ALTA/NSPS Land Title Survey prepared by Christopher L. Goetz, TN RLS No. 2660, of Gresham Smith., dated June 15, 2026, last revised _____, 2026, and identified as Job No. 51873.00.

7. Deed of Trust from Exit 62 Development, LLC, a Tennessee limited liability company, Trustor, to _____, Trustee, for the benefit of Century South Associates, LLC, a Georgia limited liability company, Beneficiary, to secure a note in the principal amount of $9,000,000.00, dated __July 8___, 2026, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. 202607090061985

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 08, 2026 (date of document).

Affiant Signature

July 09, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of July, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON