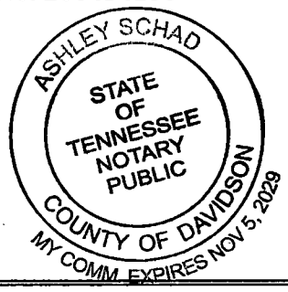
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454180**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2026. Notary Public My Commission Expire Karen Johnson Davidson County Batch # 1443861 DEEDWARRSP 07/10/2026 09:52:41 AM 2 pgs Fees: $13.00 Taxes: $4,347.50 20260710-0062369

SPECIAL WARRANTY DEED

Address New Owner: JKK, GP, a Tennessee General Partnership 5215 Harding Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08301025300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **914 Gallatin Partners, LLC, a Tennessee limited liability** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JKK, GP, a Tennessee General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, known as Lot No. 2 of the Subdivision of the Petway Lands as shown on the Plan of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the West line of Gallatin Road, 50 feet North of the intersection of said West line with the North line of Petway Avenue, said point of beginning being the Northeast corner of Lot No. 1 of said Subdivision; thence Northwardly along the West line of Gallatin Road, 50 feet to a point; thence West parallel with said North line of Petway Avenue a distance of 184 feet, more or less, to the East line of a 20 foot alley; thence South along said East line a distance of 50 feet more or less to the Northwest corner of Lot No. 1; thence East along the North line of said Lot No. 1 a distance of 272 feet, more or less, to the point of beginning.

AND

Land in Davidson County, Tennessee, known as Lot No. 1 of Petway's Subdivision, of Lot No. 7 of the Hobson Land, a plan of which is of record in Plan Book No. 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point where the North line of Petway Avenue intersects with the West line of Gallatin Road; thence Northwardly along the said West line 50 feet to the Southeast corner of Lot No. 2 of said Subdivision; thence West with the line between Lot Nos. 1 and 2, a distance of 172 feet, 10 1/2 inches, more or less, to the East line of an alley; thence South along East line a distance of 46 feet; more or less, to the North line of Petway Avenue; thence East along said North line a distance of 162.5 feet to the point of beginning.

Being the same property conveyed to 914 Gallatin Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from M&S Associates, a Tennessee general partnership, as to a fifty-one and 00/100 percent (51%) undivided interest, and KL 914 Partners, a Tennessee general partnership, as to a forty-nine and 00/100 percent (49%) undivided interest, of record in Instrument No. 20201209-0143624, in the Register's Office for Davidson County, Tennessee, dated December 1, 2020, and recorded on December 9, 2020.

This conveyance is pursuant to the Winding Up of the Affairs of 914 Gallatin Partners, LLC, a Tennessee limited liability company under Tennessee Statute 48-249-601, et al.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee.

Sign Rental Agreement of record in Instrument No. 20091104-0102103.

All of the terms and provisions set forth and contained in that certain unrecorded Lease Agreement entered into as of June 26, 2019, between M&S Associates, a Tennessee general partnership ("Landlord"), and Hearts Gallatin, LLC, a Tennessee limited liability company ("Tenant").

Rights or claims of tenants under unrecorded leases.

All matters shown on survey prepared by Pixis, LLC dated May 15th, 2026. Job No.: 26-04-021.

This is improved property located at 914 Gallatin Avenue Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, 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 instrument on this 18th day of June, 2026.

914 Gallatin Partners, LLC, a Tennessee limited liability company

By: _____
Shira Kingrey, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Authorized Agent of 914 Gallatin Partners, LLC, a Tennessee limited liability company, and that, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2026.

_____
Notary Public
My Commission Expires: _____

