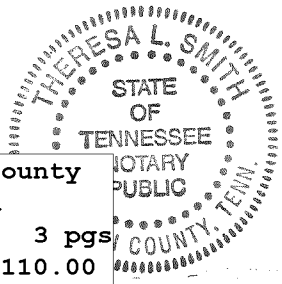
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1450455 DEEDWARR
07/22/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260722-0066342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vincent Patterson Nichols and Scott Edward Rowenczak	**Vincent Patterson Nichols and Scott Edward Rowenczak**	038-00-0-183.00
(NAME) 6117 Old Hickory Blvd	(NAME) 6117 Old Hickory Blvd	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **John M. Grimes**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Vincent Patterson Nichols and Scott Edward Rowenczak, a married couple**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS THE REMAINING PARCEL OF THE JOHN M. GRIMES PROPERTY GRADY LANE LOT 1. DESCRIBED ACCORDING TO A SURVEY BY CLARKSVILLE LAND SURVEYING, KENNETH A. BAU, RI.S, X 2019, DATED JUNE 15. 2026, BEING FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE RIGHT OF WAY LINE INTERSECTION OF GRADY LANE AND OLD HICKORY BLVD; THENCE WITH THE EAST RIGHT OF WAY LINE OF GRADY LANE, AS FOLLOWS: N 03 DEGREES 1816' E A DISTANCE OF 251.22 FEET; THENCE N 14 DEGREES 34'23" E A DISTANCE OF 211.16 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE ACROSS THE PARENT TRACT, AS FOLLOWS: S 82 DEGREES 46'16' E A DISTANCE OF 207.35 FEET TO A 1/2" IRON PIN SET; THENCE N 06 DEGREES 28'12" E A DISTANCE OF 512.59 FEET TO A 1/2" IRON PIN SET; THENCE N 57 DEGREES 40'24" W A DISTANCE OF 22.81 FEET TO A 1/2" IRON PIN SET; THENCE N 44 DEGREES 43'57" E A DISTANCE OF 73.52 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE NICHOLS PROPERTY RECORDED IN DEED BOOK 20170906-0091626 S 06 DEGREES 25'12" W A DISTANCE OF 1047.38 FEET TO A 1/2" IRON PIN FOUND IN THE NORTH RIGHT OF WAY UNE OF OLD HICKORY BLVD: THENCE WITH SAID NORTH RIGHT OF WAY LINE, AS FOLLOWS: WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.20 FEET, WITH A RADIUS OF 1122.77 FEET, WITH A CHORD BEARING OF N 81 DEGREES 59'42" W, WITH A CHORD LENGTH OF 31.20 FEET; THENCE N 81 DEGREES 12'07" W A DISTANCE OF 217.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.01 ACRES, MORE OR LESS,

GRANTOR hereby reserves a 20' permanent public utility and drainage easement along the westerly boundary line of the above property.

Being the same property conveyed to John M. Grimes by Warranty Deed from Cooper Keele and Angela D. Keele, dated 07/09/2007, of record in Instrument 20070710-0082117, Register's Office for Davidson County, Tennessee.

RESTRICTIONS: The above described property is conveyed subject to the following restrictions which shall be covenants running with the land in perpetuity. These restrictions may be enforced by grantors, grantees, and their heirs, successors and assigns.
1. No modular homes, prefabricated homes, recreational vehicles, mobile homes, or trailers shall at any time be used as a residence, permanent or temporary.
2. Prohibited Use. The property, and any buildings or structures constructed thereon, shall not be used, in whole or in part, for the operation, maintenance, construction or development of a Data Center or Data Storage Facility.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 6111 Old Hickory Boulevard, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 15th day of July, 2026.

John M. Grimes

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Grimes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2026.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 7/15, 2026.

Affiant
Date: July 21, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.