This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25852-DJ

Karen Johnson Davidson County
Batch# 1450711 DEEDWARR
07/22/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260722-0066675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2026.

Notary Public

My Commission Expires: 7-3-28

TRACIE L. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2028

Address New Owner(s)	Send Tax Bill To:	Map-Parcel Number(s)
Outfront Media LLC 90 Park Avenue 8th Floor New York, NY 10016	New Owner	174-00-0-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FR3 LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Outfront Media LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat, Freeland Billboard Property, according to survey and plat of same appearing of record in Instrument No. 20230814-0062886, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 1 being further described as follows, to-wit:

METES AND BOUNDS DESCRIPTION OF BILLBOARD LOT:

A tract of land in situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

POINT OF COMMENCEMENT being a concrete monument lying on the northeastern ROW of Interstate 24 and being the northwest corner of the Metropolitan Government of Nashville and Davidson County Tract (Instrument No. 20151218-0127568, R.O.D.C.,TN); thence with said ROW of Interstate 24, South 41° 49' 03" East 815.71 feet to the true POINT OF BEGINNING; thence leaving said ROW of Interstate 24, North 48° 10' 57" East 70.00 feet to a point; thence, South 41° 49' 03" East 50.00 feet to a point; thence, South 48° 10' 57" West 70.00 feet to a point lying on the northeastern ROW of said Interstate 24; thence, with said ROW of Interstate 24, North 41° 49' 03" West 50.00 feet to the point of beginning, containing 3,500.00 square feet or 0.08 acres.

Together with Termination of Ingress/Egress Easement and Grant of New Ingress/Egress Easement of record in Instrument No. 20151218-0127552, Register's Office for Davidson County, Tennessee.

And:

Together with Ingress/Egress and View Easement granted and attached as Exhibit "C" to Special Warranty Deed of record in Instrument No. 20151218-0127568, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Freeland Realty 3, LLC, a Tennessee limited liability company by Special Warranty Deed from Crews Crossing, LLC, a Tennessee limited liability company, dated July 29, 2011, recorded August 1, 2011, of record in Instrument No. 20110801-0058550, Register's Office for Davidson County, Tennessee. Freeland Realty 3, LLC, a Tennessee limited liability company having since changed its name to FR3, LLC, a Tennessee limited liability company.

This is improved property located at: **3036 Old Franklin Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, bylaws, restrictions, and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21 day of July, 2026.

GRANTOR:

FR3 LLC, a Tennessee limited liability company

By:_____
Bernard Freeland, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bernard Freeland, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of FR3 LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2026.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2028

Grace L. Locke
Notary Public
My Commission expires: 7-3-28

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/21/2026.

Affiant Signature

07/21/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/21/2026.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

