REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1451620 DEEDWARRSP
07/27/2026 08:09:30 AM 6 pgs
Fees: $33.00 Taxes: $14,866.60
20260727-0067830

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $4,018,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16 DAY OF July, 2026.

ISABELLE A MCMURRAY Notary Public Durham County My Comm. Exp. 02-10-2030 SEAL NORTH CAROLINA

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow Series LLC – Commercial Services
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
4331 Old Hickory LLC
4313 Belle Mina Lane
Franklin, TN 37604

064 00 0 117.00

NEW OWNER:
4331 Old Hickory LLC
4313 Belle Mina Lane
Franklin, TN 37604

SPECIAL WARRANTY DEED

This indenture is made and entered into this 24 day of July, 2026 ("EFFECTIVE DATE") between PGP GRANWOOD 1, LLC, a North Carolina Limited Liability Company, PGP GRANWOOD 2, LLC, a North Carolina Limited Liability Company, PGP GRANWOOD 3, LLC, a North Carolina Limited Liability Company, PGP GRANWOOD 4, LLC, a North Carolina Limited Liability Company, PGP GRANWOOD 5, LLC, a North Carolina Limited Liability Company, and PGP GRANWOOD 6, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "GRANTOR") and 4331 OLD HICKORY LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows:

Being Lot 2, of the P.U.D. Boundary and Subdivision Plat for Granwood Village, of record in Book 9700, page 632, 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 PGP Granwood 1, LLC, a North Carolina limited liability company (a 8.60% undivided ownership interest); PGP Granwood 2, LLC, a North Carolina limited liability company (a 14.33% undivided ownership interest); PGP Granwood 3, LLC, a North Carolina limited liability company (a 14.33% undivided ownership interest); PGP Granwood 4, LLC, a North Carolina limited liability company (a 12.03% undivided ownership interest); PGP Granwood 5, LLC, a North Carolina limited liability company (a 42.11% undivided ownership interest); PGP Granwood 6, LLC, a North Carolina limited liability company (a 8.60% undivided ownership interest), as Tenants in Common by Special Warranty Deed from Syndney E. Wright and Elsie R. Wright dated August 18, 2021 and filed of record on August 20, 2021 of record in Instrument No. 20210820-0112708, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 064 00 0 117.00

The real property conveyed hereby is improved with a property address of: 4331 Old Hickory Blvd., Old Hickory, TN 37138. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever EXCEPT as shown on Exhibit "A" attached hereto and incorporated herein by reference; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 16 day of July, 2026.

PGP Granwood 1, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By: _____
Lucy Womble, Authorized Agent

PGP Granwood 2, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By: _____
Lucy Womble, Authorized Agent

PGP Granwood 3, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By: _____
Lucy Womble, Authorized Agent

PGP Granwood 4, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By: _____
Lucy Womble, Authorized Agent

PGP Granwood 5, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By:_____
Lucy Womble, Authorized Agent

PGP Granwood 6, LLC,
a North Carolina Limited Liability Company

By: PGP Granwood Operations, LLC,
a North Carolina Limited Liability Company, its Manager

By:_____
Lucy Womble, Authorized Agent

STATE OF NORTH CAROLINA)
COUNTY OF ORANGE)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and Durham County, personally appeared Lucy Womble, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Authorized Agent of PGP Granwood Operations, LLC, a North Carolina Limited Liability Company, as the Manager of PGP Granwood 1, LLC, a North Carolina Limited Liability Company, PGP Granwood 2, LLC, a North Carolina Limited Liability Company, PGP Granwood 3, LLC, a North Carolina Limited Liability Company, PGP Granwood 4, LLC, a North Carolina Limited Liability Company, PGP Granwood 5, LLC, a North Carolina Limited Liability Company, and PGP Granwood 6, LLC, a North Carolina Limited Liability Company being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 16th day of July, 2026.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 2/10/2030

ISABELLE A MCMURRAY
Notary Public
Durham
County
My Comm. Exp.
02-10-2030
NORTH CAROLINA

EXHIBIT "A"
Permitted Exceptions

1. Taxes and assessments for the year 2025 (which have been prorated at closing) and subsequent years, not yet due and payable, including (a) taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records; and/or (c) taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.

2. Matters appearing on the plat recorded in Book 9700 Page 632, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described herein

3. Memorandum of Lease of record in Book 10428, Page 466.

4. Declaration of Easements, Covenants and Restrictions of record in Book 10476, Page 756.

5. Declaration of Easements of record in Book 10865, Page 489.

6. Easement and License Agreement of record in Book 10865, Page 493.

7. Deed of Conveyance for Sanitary Sewer to Metropolitan Government of record in Book 11497, Page 604.

8. Assignment of Lessor's Interest in Leases of record in Instrument No. 20210820-0112710.

9. Subordination, Nondisturbance, and Attornment Agreement of record in Instrument No. 20210820-0112711.

10. Rights of parties that may be asserted by persons in possession of the land described in the current rent roll.

All of the recording information contained herein refers to the Public Records of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

July 16, 2026.

Date

Mandy Mayhew

Affiant Signature

July 24, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of

July, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030