2nd

THIS INSTRUMENT WAS PREPARED BY:

Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, TN 37205
Attn: Dylan Colter

Karen Johnson Davidson County
Batch# 1453054 DEEDWARRSP
07/31/2026 03:59:30 PM 6 pgs
Fees: $33.00 Taxes: $27,750.00
20260731-0070910

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
617 Norris Avenue, LLC 4011 Overbook Drive Nashville, TN 37204	617 Norris Avenue, LLC 4011 Overbook Drive Nashville, TN 37204	11816007200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maynard-Select Properties, G.P.**, a Tennessee general partnership ("**Grantors**"), have this day bargained and sold, and by these presents does transfer and convey unto **617 Norris Avenue, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 617 Norris Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*Remainder of page intentionally blank.*]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 29 day of July, 2026.

GRANTOR:

MAYNARD-SELECT PROPERTIES, G.P.,
a Tennessee general partnership

By: _____
Name: Michael D. Shmerling
Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Adrienne Kersey a Notary Public for the State and County aforesaid, Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 23 day of July, 2026.

_____
Notary Public

My Commission Expires: 11/2/26

ADRIENNE KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land located on the southerly side of Norris Avenue and westerly side of Armory Drive, in the 16th councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, and also being known as Lot Nos. 53 and 54 of the Plan of Sidco, Section Three, of record in Plat Book 2663, page 41 Register's Office for Davidson County, Tennessee, and being more particularly described according to a ALTA/As-Built Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, Tennessee Registered Land Surveyor No. 1728, dated November 11, 2011 and updated April 26, 2012, as follows:

Beginning at the northwesterly corner of Lot 53;

1) thence South 88 deg 04 min 14 sec East 204.60 feet to an iron pin;
2) thence South 03 deg 01 min 39 sec West 433.18 feet to an iron pin;
3) thence with a curve to the left having a radius of 577.48 feet a tangent of 24.61 feet and a length of 49.20 feet to an iron pin;
4) thence North 71 deg 02 min 16 sec West 62.91 feet to an iron pin;
5) thence with a curve to the left having a radius of 359.27 feet a tangent of 50/42 feet and a length of 100.18 feet to an iron pin;
6) thence North 03 deg 15 min 36 sec East 382.68 feet to the point of beginning (containing 82,575.79 square feet or 1.895 acre, more or less).

Being the same property conveyed to Maynard-Select Properties, G.P., a Tennessee general partnership by Special Warranty Deed of record in Instrument No. 20120507-0039318, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Taxes for the year 2026, a lien not yet due and payable.
2) Setbacks and easements shown on the Plan of Record in Plat Book 2663, Page 41, Register's Office for Davidson County, Tennessee.
3) Exceptions and reservations in favor of the United States America of record in Book 2151, Page 347, in the Register's Office for Davidson County, Tennessee.
4) Easements contained in the Warranty Deed of record in Book 2707, Page 619, in the Register's Office for Davidson County, Tennessee.
5) The following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 149-25 prepared by Kenneth A. Bau, TN RLS No. 2019 of Young - Hobbs and Associates dated January 14, 2026:
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of July, 2026.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/22/29

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 29, 2026 (date of document).

Affiant Signature

July 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON