Karen Johnson Davidson County
Batch# 1456280 DEEDWARRSP
08/06/2026 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $16,465.00
20260806-0072602

Special Warranty Deed

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,450,000.00 Affiant Subscribed and sworn to before me, this the 4th day of August 2026. Notary Public My commission expires: 3/21/28

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lead Real Estate Holdings, Nonprofit LLC 1251 Neelys Bend Road Madison, Tennessee 37115 Attn: Finance	New Owner	134-00-0-235.00 134-00-0-307.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Metroplex Nashville LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Lead Real Estate Holdings, Nonprofit LLC, a Tennessee nonprofit limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 446 Metroplex Drive and 1221 Antioch Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants 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 any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 5th day of August 2026.

GRANTOR:

METROPLEX NASHVILLE LLC,
a Tennessee limited liability company

By: _____
Name: William R. Hostettler
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of Metroplex Nashville LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by William R. Hostettler as Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of August 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/28

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the map entitled Metroplex, Section Fourteen, of record in Book 9700, Page 133, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Metroplex Nashville LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20170913-0093412, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 9700, Page 84, in the Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 9700, Page 133, in the Register's Office of Davidson County, Tennessee.

4. Terms, Conditions, Assessments, Easements and Restrictions of record in Book 9964, Page 288, as amended by Scrivener's Affidavit in Instrument No. 20230410-0025991, in the Register's Office of Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6145, Page 335, in the Register's Office of Davidson County, Tennessee.

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 August 5, 2026 (date of document).

Affiant Signature

August 5, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON