1st

Karen Johnson Davidson County
Batch# 1457647 DEEDWARRSP
08/10/2026 03:45:30 PM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20260810-0073649

THIS INSTRUMENT WAS PREPARED BY:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Freegard Partners VII 109 Murphy Court Nashville, TN 37203	Freegard Partners VII 109 Murphy Court Nashville, TN 37203	09106024700

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, **ECG NATIONS, LP**, a Tennessee limited partnership ("**Grantor**"), have this day bargained and sold, and by these presents does transfer and convey unto **FREEGARD PARTNERS VII,** a Tennessee general partnership ("**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 1211 57th Avenue, Nashville, Tennessee 37209.

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

Grantor covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as set forth on Exhibit B attached hereto and incorporated by this reference. Grantor 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, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B.

[*Remainder of page intentionally blank.*]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 6 day of August, 2026.

GRANTOR:

ECG NATIONS, LP, a Tennessee limited partnership

By: ECG Nations Manager, LLC
Its: ~~General Partner~~

By: _____
Benjamin M. Brewer, its Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Benjamin M. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of ECG Nations Manager, LLC, a Tennessee limited liability company (the "General Partner"), which is the general partner of Grantor, and is authorized by the General Partner to execute this instrument on behalf of the General Partner, the General Partner being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 6 day of August, 2026.

_____
Notary Public

My Commission Expires:

5\12\2030

JESSICA FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TN)
COUNTY OF Williamson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Six Million and No/100 Dollars ($6,000,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of August, 2026.

EXP 6-5-28

Notary Public

LANCE B. MAYES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 1 OF THE SUBDIVISION PLAT OF 1211 57TH AVE NORTH & 0 58TH AVE NORTH, AS RECORDED IN INSTRUMENT NO. 20181018-0103608, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID PLAT IS HEREBY REFERENCED FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING ALL THE SAME PROPERTY CONVEYED TO ECG NATIONS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEEED RECORDED NOVEMBER 21, 2018, AS INSTRUMENT NO. 20181121-0114522, IN THE OFFICES OF THE REGISTER OF DEED FOR DAVIDSON COUNTY, TN.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2026 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Instrument No. 201903210025681, in the Register' s Office for Davidson County, Tennessee.
3. Easement Agreement for non-exclusive cross access easement and storm water drainage easements of record in Instrument No. 20181121-0114523, in the Register' s Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181206-0118904, in the Register' s Office for Davidson County, Tennessee.
5. Terms and provisions of unrecorded Lease by and between ECG Nations, LP, a Tennessee limited partnership, Landlord, and D.J. Designs, LLC, d/b/a Allegra Marketing Print Mail Nashville.
6. Terms and provisions of unrecorded Lease by and between ECG Nations, LP, a Tennessee limited partnership, Landlord, and Helion Group, Inc., a Tennessee corporation.
7. Any portion of the premises embraced within the bounds of any roads, street, or highways.
8. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 23-036 prepared by J. Alan Cummings, TN RLS No. 2351 of Crawford & Cummings, P.C. dated May 21, 2026, and last revised May 27, 2026:
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements;
    b. Building over property line 1.2' +/-.

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 6, 2026 (date of document).

Affiant Signature

August 6, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON