Karen Johnson Davidson County
Batch# 1458841 DEEDWARRSP
08/11/2026 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20260811-0074239

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Vestia Properties, LLC 3811 Bedford Avenue, Suite 104 Nashville, TN 37215	SAME	117-10-0C-104.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BEDFORD AVENUE, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR," has this day bargained and sold and by these presents does hereby transfer and convey unto **VESTIA PROPERTIES, LLC**, an Indiana limited liability company, and its successors and assigns, hereinafter called "GRANTEE," certain real property located in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This is improved property located at 3811 Bedford Avenue, Suite 104, Nashville, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, and the Grantee's successors and assigns, forever in fee simple.

GRANTOR DOES COVENANT and bind itself, its successors and assigns, to forever warrant specially and defend to Grantee and its successors and assigns said title against any and all lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signatures begin on next page)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the 6th day of August, 2026.

GRANTOR:

BEDFORD AVENUE, LLC,
a Tennessee limited liability company

By: William F. Majors
Name: William F. Majors
Title: Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, William F. Majors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Bedford Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Sole Member.

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

Notary Public

My Commission Expires: _____

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this the 6 day of August, 2026.

Notary Public: _____

My Commission Expires: 3/8/28

[NOTARY SEAL]

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Bedford Avenue, LLC, a Tennessee limited liability company, by deed dated July 15, 2014 from Treemac, LLC, a Tennessee limited liability company of record in Instrument No. 20140716-0063024, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 117100C10400CO.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.

6. Easement for public utility and drainage of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.

7. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.

8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 a true and exact copy of the original document executed and authenticated according to law on 8/6/26 (date of document).

Affiant Signature

8/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

