Karen Johnson Davidson County
Batch# 1462391 DEEDWARRSP
08/20/2026 12:33:30 PM 5 pgs
Fees: $28.00 Taxes: $14,245.00
20260820-0077672

SPECIAL WARRANTY DEED

FROM: Delta Dental of Tennessee

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: Purpose Preparatory Academy, Inc.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Purpose Preparatory Academy, Inc. 220 Venture Circle Nashville, TN 37228	Same	70-16-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,850,000.00.

Stacey Denson Palmer
Affiant

Sworn to and subscribed before me, this 18 day of August, 2026.

Dongelia Davis
Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Delta Dental of Tennessee**, a Tennessee nonprofit corporation (hereinafter called the "Seller"), formerly known as Delta Dental Plan of Tennessee, has bargained and sold, and by these presents does transfer and convey unto **Purpose Preparatory Academy, Inc.**, a Tennessee non-profit corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 240 Venture Circle, Nashville, Tennessee 37228.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 17th day of August, 2026.

SELLER: Delta Dental of Tennessee,
a Tennessee nonprofit corporation

By: _____
Jeffrey R. Ballard, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey R. Ballard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Delta Dental of Tennessee, the within named bargainor, a Tennessee non-profit corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of August, 2026

_____
Notary Public

My Commission Expires: 11-8-27

DANIELLE AUCOIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Being a tract of land lying in Nashville, Davidson County, Tennessee, being Lot 7K of the resubdivision of part of Block "G", SECTION NO. 1, METROCENTER, as of record in Book 5060, Page 118, in the Register's office for Davidson County, Tennessee, and being the property of Tennessee Telco Credit Union, as of record in Deed Book 5140, Page 622, and being bounded on the North by Nashville Area United Way, as of record in Deed Book 5345, Page 229, on the East by First Industrial Financing Partnership, L.P., as of record in Deed Book 9399, Page 974, on the South by Dede Wallace Institute, as of record in Deed Book 6809, Page 826, and on the West by Venture Place (a private Road) and being more particularly described as follows:

Beginning at an P.K. nail in the centerline of Venture Place (a Private Road) at a corner common with Nashville Area United Way; thence, with the South line of Nashville Area United Way, North 66 deg. 59 min. 00 sec. East, 227.26 feet to an iron rod; thence, with the West line of First Industrial Financing partnership, L.P., South 25 deg. 50 min. 00 sec. East 266.51 feet to an iron rod at corner common with Dede Wallace Institute; thence, with the North line of Dede Wallace Institute, South 74 deg. 02 min. 00 sec. West, 266.00 feet to a P.K. nail in the center of Venture Circle (a Private Road); thence, with the centerline of Venture Circle, North 15 deg. 58 min. 00 sec. West, 150.00 feet to a P.K. nail; thence, with a curve to the left, said curve having a central angle of 07 deg. 03 min. 00 sec., a radius of 690.00 feet, a chord of North 19 deg. 29 min. 30 sec. West, 84.85 feet to an arc length of 84.90 feet to the Point of Beginning.

Tract II:

Easement(s) benefiting Tract I as set forth in Master Deed, of record in Book 5026, Page 783; as affected by First Amendment Master Deed Metrocenter in Book 5035, Page 967, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Delta Dental Plan of Tennessee, a Tennessee corporation, by Deed from Tennessee Telco Credit Union, a Tennessee corporation, of record in Book 10066, Page 349, in the Register's Office of Davidson County, Tennessee. Delta Dental Plan of Tennessee is now known as Delta Dental of Tennessee, a Tennessee nonprofit corporation, pursuant to the Articles of Amendment filed at Instrument No. 5495-1085 at the Tennessee Secretary of State.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat of record in Book 5060, Page 118, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Master Deed, by MetroCenter Properties, a partnership composed of Pathfinder Resources, Inc., a Delaware corporation; R. C. H. Mathews, Jr., of Nashville, Tennessee; and R. C. Mathews, Contractor, Inc., a Tennessee corporation, of record in Book 5026, Page 783; as affected by First Amendment Master Deed MetroCenter in Book 5035, Page 967, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Grant of Pad Mounted Switch Easement, by and between Metro Center Properties (Robert C. H. Mathews, Jr., partner) and Metropolitan Government, acting by and through the Electric Power Board of the said Government, of record in Book 5191, Page 605, in the Register's Office of Davidson County, Tennessee. (Affects Tract II)

5. Terms and provisions of Grant of Pad Mounted Switch Easement, by and between Metro Center Properties (Robert C. H. Mathews, Jr., partner) and Metropolitan Government, acting by and through the Electric Power Board of the said Government, of record in Book 5229, Page 476, in the Register's Office of Davidson County, Tennessee. (Affects Tract II)

6. Terms and provisions of Restrictive Covenants, by MetroCenter Properties, a Tennessee partnership, of record in Book 5242, Page 389; as affected by Declaration in Book 7012, Page 61, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Grant of Underground Utility Easement, by and between Tennessee Telco Credit Union and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 6960, Page 847, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Agreements, Charges, Assessments and Lien for Metrocenter Business Park, by Metrocenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952; as affected by Amendment to Declaration of Agreements, Charges, Assessments and Lien for MetroCenter Business Park in Book 10602, Page 499, in the Register's Office of Davidson County, Tennessee.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Michael H. Charette, Cherry Land Surveying, Inc., on April 3, 2024, designated Job No. 24028:

    a. Fence encroaches over southern boundary line onto the Land;

    b. Rights of utility evidenced by gas meter, electric meter, and clean out on the Land without the benefit of a specific easement.

Tennessee Certification of Electronic Document

I, Deananne Thompson, 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 8/18/26 (date of document).

Affiant Signature

8/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

