SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/8/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 214 Second Ave North Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Holding Group, LLC	Walker Holding Group, LLC	050-00-0 088.00
(NAME) 2617 Locust Street	(NAME) 2617 Locust Street	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, Tennessee 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANCHOR PROPERTY HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WALKER HOLDING GROUP, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, ALL RIGHT, TITLE AND INTEREST TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

Karen Johnson Davidson County
Batch# 1463016 DEEDWARRSP
08/25/2026 09:06:30 AM 6 pgs
Fees: $33.00 Taxes: $12,765.00
20260825-0078525

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

(Signature page to follow)

Witness my hand this 18th day of August, 2026.

ANCHOR PROPERTY HOLDINGS, LLC
A Tennessee limited liability company

BY: Jared Stancil
ITS: Vice-President/Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jared Stancil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice-President/Secretary of Anchor Property Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Vice-President, 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 Vice-President/Secretary of Anchor Property Holdings, LLC.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 18th day of August, 2026.

GAIL REECE
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

NOTARY PUBLIC

My Commission Expires: 5.12.30

EXHIBIT A

Legal Description

The Land is described as follows:

Lying and being situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. A & B on the Plan of John T. Benson Subdivision, as of record in Book 4350, page 60, Register's Office for Davidson County, Tennessee.

Said Lots Nos. A & B front together 300 feet on the Westerly side of Dickerson Road and extends back 500.26 feet on the northerly line and 513.36 feet on the southerly line to a dead line measuring 200 feet thereon.

Being the same property conveyed to Anchor Property Holdings, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20031210-0176926, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the 30' landscape buffer easement as described in Instrument No. 20100119-0004205, said Register's Office.

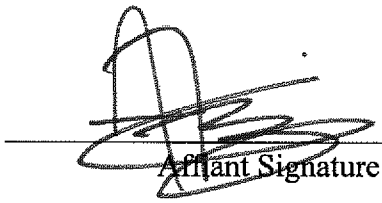
EXHIBIT B

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 Plat Book 4350, Page 60, Register's Office for Davidson County, Tennessee.
3. Easement contained in deed of record in Book 5659, Page 329, as corrected by deed of record in Book 5724, Page 538, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, Page 916, in the Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 8287, Page 245, in the Register's Office for Davidson County, Tennessee.
6. Terms and Conditions of Agreement for Dedication of Easement for Landscaping of record in Instrument Number 20100119-0004205, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 18, 2026 (date of document).



Affiant Signature

08/19/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of August, 2026.

Brandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

