Karen Johnson Davidson County
Batch# 1466918 DEEDWARRSP
09/02/2026 11:53:30 AM 6 pgs
Fees: $33.00 Taxes: $11,840.00
20260902-0081135

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Third Mile, LLC 485 Allied Drive Nashville, Tennessee 37211 Attn: Phillip Nappi	132 08 0 004.00	Third Mile, LLC 485 Allied Drive Nashville, Tennessee 37211 Attn: Phillip Nappi
This instrument prepared by: Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203 (BBS)		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **CABIN CREEK PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), executed this instrument on the date of its acknowledgement below, and effective as of the 26th day of August, 2026, has bargained and sold, and by these presents does transfer and convey to **THIRD MILE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00

Emily Kelley
Affiant

Subscribed and sworn to before me this 8/27 day of August, 2026.

Notary Public

My Commission Expires:
3/22/29

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 4336 Kenilwood Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14 day of August, 2026.

GRANTOR:

CABIN CREEK PROPERTIES, LLC,
a Tennessee limited liability company

By: Rob Walker
Name: Robert W. Walker, Jr.
Title: Manager

STATE OF Florida)
COUNTY OF palm beach)

Before me, Daysie Monroe, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert W. Walker, Jr., 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 Manager of **CABIN CREEK PROPERTIES, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager.

WITNESS my hand and seal at office in Jupiter, ~~Tennessee~~ Florida, this the 14 day of August, 2026.

Notary Public

My Commission Expires:
2.26.2030

DAYSIA MONROE
Notary Public - State of Florida
Commission # HH 772436
My Comm. Expires Feb 26, 2030

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71, AS SHOWN ON THE MAP ENTITLED PLAN OF SOUTHMEADE, OF RECORD IN PLAT BOOK 1835, PAGE 118-119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CABIN CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED SEPTEMBER 28, 2017 AND RECORDED OCTOBER 17, 2017, FROM RO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20171017-0106445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on the Plan of record in Plat Book 1835, Page 118, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 1835, Page 199, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 2044, page 31, as amended in Book 2046, page 541, as affected by the Consent Agreement in Book 7254, page 187, in the Register's Office for Davidson County, Tennessee.

5. Easement for public utility easements as set forth in Book 2088, page 19, in the Register's Office for Davidson County, Tennessee.

6. Any easements or rights associated with the CSX Transportation Railway adjoining the Property, including any right to expand the right-of-way to the full extent of its charter or as set out in T.C.A. § 65-6-109 or similar statute.

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 14, 2026 (date of document).

Affiant Signature

08/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON