Karen Johnson Davidson County
Batch# 1468940 DEEDWARRSP
09/04/2026 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $15,170.00
20260904-0082641

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(901) 761-1263

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five ($5.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Southern Productions, Inc.**, a Tennessee corporation, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Leigh Ann Shockey, Trustee of the Leigh Ann Shockey Living Trust dated August 26, 2019**, and successors and assigns, hereinafter collectively called the Grantee, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being a parcel of land known as Tract 7G, consisting of 1.00 acres, more or less, being more particularly described on a plat entitled "Resubdivision of Part of Block "G", Section No. 1, Book 4675, Page 48, R.O.D.C, MetroCenter, Tract 7G", recorded February 20, 1987, in Book 6200, Page 573, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Southern Productions, Inc., a Tennessee corporation, by Special Warranty Deed from Metrocenter Properties, a Tennessee general partnership, dated February 26, 1987, recorded of record in **Book 7148, Page 568** on February 26, 1987, in the Register's Office of Davidson County, Tennessee. The foregoing description is as provided in said deed.

This real property is being conveyed subject to Subdivision Restrictions, Building Lines, and Easements of record Subdivision restrictions, building lines and easements of record in Plat Book 4675, Page 48, Plat Book 6200, Page 567, and Plat Book 6200, Page 573; restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for Metrocenter, recorded in Book 5026, Page 783, amended by First Amendment recorded in Book 5035, Page 967; Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park and Bylaws of the Metrocenter Improvements Association, Inc., recorded in Book 7487, Page 952, as amended by Amendment to Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, recorded in Book 10602, Page 499; and Charter of Metrocenter Improvements Association, Inc. recorded in Book 7468, Page 986, as amended at Book 7489, Page 921; prohibition of building a hotel or motel as provided in that Memorandum of Lease of record at Book 5225 Page 112 with Assignment and Assumption in Instrument No. 20220524-0060281; restrictive covenants of record in Book 4829, Page 722, corrected at Book 5713, Page 511, modified at Book 5792, Page 787, and Book 7012, Page 61; Book 5225, Page 120, and Book 5242, Page 389; Easement of record in the deed recorded at Book 5718, Page 52; deed restrictions and covenants of record in Book 7148, Page 568; all in the Register's Offices of Davidson County, Tennessee. This real property is unencumbered except for 2026 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

The provisions in the deed notwithstanding, it is understood and agreed that except for warranty of title as stated below, the property is being conveyed hereunder **"AS IS, WHERE IS, WITH ALL FAULTS"** as to its physical condition and uses or fitness for any particular purpose.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's successors and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by and through Grantor, 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.

End of Page
Signature and Notary Acknowledgment Page follows

SIGNATURE AND NOTARY ACKNOWLEDGMENT PAGE
OF
SPECIAL WARRANTY DEED

WITNESS the Grantor's hand on this 1 day of September, 2026.

GRANTOR:
Southern Productions, Inc.
a Tennessee corporation

By: _____
Lynn Bennett, President/Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

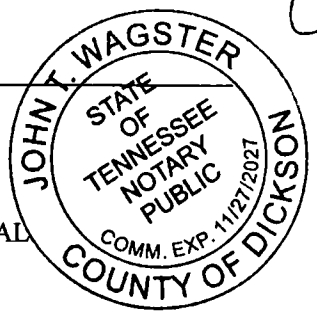
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Lynn Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she is the **President/Director of Southern Productions, Inc.**, a Tennessee corporation, the within named bargainor, and that he, being authorized to do so, executed this instrument on behalf of that corporation for the purposes therein contained, by personally signing the name of the corporation as such officer.

WITNESS my hand, at office, in the aforesaid State and County on this 1 day of September, 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____

SEAL



New Owner Name and Address:
Leigh Ann Shockey, Trustee
Leigh Ann Shockey Living Trust
dated August 26, 2019
180 Shockey Way
Rossville, Tennessee 38066

Property Address:
255 French Landing Drive
Nashville, Tennessee 37228

Mail Tax Notice to:
Leigh Ann Shockey, Trustee
180 Shockey Way
Rossville, Tennessee 38066

Tax Parcel Id Number: 070 160 023.00

After recording, return to:
Fidelity National Title Insurance Company
6060 Poplar Avenue, Suite LL-37
Memphis, Tennessee 38119
Office - (901) 821-0303

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $4,100,000.00.

AFFIANT

Subscribed and sworn to before me this 1 day of September, 2026.

NOTARY PUBLIC

Commission expires: _____

JOHN T. WAGSTER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11/27/2027
SEAL
COUNTY OF DICKSON

Certificate of Authenticity

I, Ginger Dean, do hereby make oath that I am I licensed attorney and/or the custodian of the original version of the electronic document tenders for registration herewith and that this electron document is a true and exact copy of the original document executed and authenticated according to law on September 1, 2026.

Affiant Signature

September 2, 2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 2nd day of September, 2026.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Notary's Seal (If on paper)