Karen Johnson Davidson County
Batch# 1469003 DEEDWARR
09/04/2026 04:00:30 PM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20260904-0082720

THIS INSTRUMENT PREPARED BY:
Alison Woodrow, Esq.
Hartman Simons & Wood LLP
400 Interstate North Pkwy, SE, Suite 600
Atlanta, Georgia 30339

AFTER RECORDING RETURN TO:
Stewart Title Guaranty Company
5901-A Peachtree Dunwoody Road, Suite A-550
Atlanta, Georgia 30328
#26000090239

Name and Address of New Owner:	Send Tax Bills To:	Map Parcel No.:
OZ615, LLC 1585 Mallory Lane, Suite 104 Brentwood, TN 37027-3036	Same	026 14 0 058.00

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BJ RIVERGATE, LLC,** a Georgia limited liability company ("Grantor"), does hereby sell, transfer and convey unto **OZ615, LLC,** a Tennessee limited liability company ("Grantee"), certain real property located in Goodlettsville, Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto and made a part hereof. This conveyance is subject to the matters set forth on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

[Signature on Following Page]

IN WITNESS WHEREOF, Grantor has executed this conveyance this 2nd day of September, 2026.

GRANTOR:

BJ RIVERGATE, LLC, a Georgia limited liability company

By: _____
J. Charles Hendon, Jr.
Manager

STATE OF GEORGIA)
) SS:
COUNTY OF FULTON)

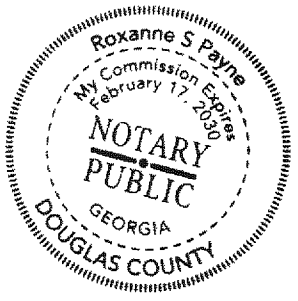
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Charles Hendon, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of BJ RIVERGATE, LLC, a Georgia limited liability company, the within named bargainor, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of BJ RIVERGATE, LLC, by the said J. Charles Hendon, Jr. as Manager of BJ RIVERGATE, LLC.

Witness my hand seal at office this 31st day of August, 2026.

Roxanne S Payne
Notary Public,
State of Georgia, County of Fulton
Roxanne S. Payne
Type/print name of Notary Public

My Commission Expires: 2/17/30

[NOTARY SEAL]



STATE OF _____)

COUNTY OF _____)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT – Grantee:

OZ615, LLC, a Tennessee limited liability company

By: _____
Name: Thomas Brett
Title: Manager

STATE OF TN)
) SS:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas Brett, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the manager of OZ615, LLC, a Tennessee limited liability company, the within named affiant, and that he/she as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of OZ615, LLC by the said manager, as Thomas Brett of OZ615, LLC

Witness my hand seal at office this 1st day of Sept., 2026.

Rachel Lutes Finchum
Notary Public
State of TN, County of Davidson

[NOTARY SEAL]

RACHEL LUTES FINCHUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Rachel Lutes Finchum
Type/print name of Notary Public

My Commission Expires:
3/6/29

4924893-1 10403.200902

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3B, on the plan of the Resubdivision of Lot 3 Rivergate Mall Shopping Center, as shown on plat of record in Plat Instrument No. 202308090061735, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TOGETHER WITH Easements Appurtenant to said property as set forth in Deed of Declaration of record in Book 4386, Page 523, as amended of record in Book 4523, Page 322, as amended of record in Book 5254, Page 146, as amended of record in Book 5254, Page 164, as amended of record in Book 7185, Page 44, re-recorded in Book 7297, Page 12, as amended of record in Instrument 200309150135252, Register's Office for Davidson County, Tennessee. Assignment and Assumption of REA Agreements of record in Instrument 201309050093839, said Register's Office. Assignment and Assumption of REA Agreements of record in Instrument 201309050093856, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BJ Rivergate, LLC, a Georgia limited liability company by Special Warranty Deed from KDI Rivergate Mall, LLC, a Georgia limited liability company, dated 04/18/2023, of record in Instrument 202304180028547, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

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

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

3. All matters shown on that certain Stewart Title Guaranty Company's Title Commitment No. 2626495 under File No. 26000090239 with an effective date of April 29, 2026 at 8:00 a.m.

4. Any facts, rights, interests or claims that may be disclosed by a survey and inspection of the Property.

CERTIFICATE OF AUTHENTICITY

I, Jessica Robertson 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 September 2, 2026.

Jessica Robertson
Affiant
Date: September 2, 2026

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

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

Notary Public

My Commission Expires: May 24, 2029

Nativyia Hall
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/24/2029