SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1471822 DEEDWARRSP
09/11/2026 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20260911-0084426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-29-2028

(AFFIX SEAL)

ELIZABETH GRACY LAW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GBF Properties, LLC	GBF Properties, LLC	093-11-0-233.00
(NAME) 345 Hill Avenue	(NAME) 345 Hill Avenue	
(ADDRESS) Nashville, Tennessee 37201	(ADDRESS) Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LNC NASHVILLE, LLC,** a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold, and does hereby transfer and convey unto **GBF PROPERTIES, LLC**, a Tennessee limited liability company (herein referred to as the "Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Lot 1, Lindsley Property Plan Revision to Lot Nos. 36, 37, 38 and the easterly part of Lot Nos. 49, 50 and 51, (erroneously shown on previous deeds as Lot 57) of record in Plat Instrument No. 20070323-0035285, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to LNC Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from M.T. Stevenson, of record as Instrument No. 20130529-0053832, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed dated from LNC Nashville, LLC, of record in Instrument No. 20130903-0092663, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to LNC Nashville, LLC, by Quitclaim Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20130903-0092664, Register's Office for Davidson County, Tennessee.

This is improved property, known as 45 Lindsley Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, subject to the Permitted Exceptions as listed on Exhibit A hereto, with the appurtenance, estate, title and interest thereto belonging to the Grantor. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has a good right to convey the same.

Grantor further covenants and binds itself to warrant and forever defend the title to said real estate to said Grantee, against the lawful claims of all persons, claiming by, through or under Grantor.

Witness my hand this 2 day of September, 2026.

LNC NASHVILLE, LLC
a Tennessee limited liability company

By: Laura Neely Glenn

Printed: Laura Neely Glenn

Its: CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Neely Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the CFO of LNC Nashville, LLC, a Tennessee limited liability company, and that she, as CFO, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of September, 2026.

Elizabeth Gracyalny
Notary Public
My Commission Expires:

(SEAL)

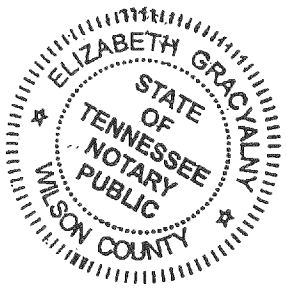


EXHIBIT A

PERMITTED 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 Instrument No. 20070323-0035285, in the Register's Office for Davidson County, Tennessee.

3. Subject to Rutledge Hill Redevelopment Plan as amended and approved by Ordinance No. 080-133 and amended by Ordinance Nos. 86-1131, 87-1695, 91-1520, 97-754, 97-755 and BL2005-875 of the Metropolitan council of the Metropolitan Government of Nashville and Davidson Tennessee and referred to in that certain deed of record in Instrument No. 20130903-0092664, in the Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Lease dated April 11, 1972, by and between W. P Gray, Lessor, and National Advertising Company, Lessee, of record in Book 4606, page 266, in the Register's Office for Davidson County, Tennessee.

5. Lack of direct access to I-40, a controlled access highway.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 September 2, 2026 (date of document).

Affiant Signature

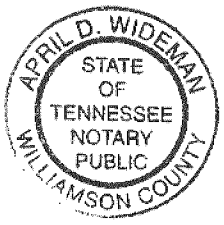
September 3, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2026.

April D. Wideman
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 2/17/2030