This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1472055 DEEDWARRSP
09/11/2026 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20260911-0084710

Name and Address of New Owner:
Walker Holding Group, LLC
2617 Locust Street
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map & Parcel No: 060-14-0-032.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Felix Z. Wilson, III, Successor Trustee of The Felix Z. Wilson, II Revocable Living Trust UAD June 10, 1994 and The Juanita W. Wilson Revocable Living Trust UAD June 10, 1994, and Trustee of The Felix Z. Wilson, II Family Trust UAD June 10, 1994** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Walker Holding Group, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3 day of September, 2026.

Felix Z. Wilson, III, Successor Trustee of The Felix Z. Wilson, II Revocable Living Trust UAD June 10, 1994

Felix Z. Wilson, III, Successor Trustee of The Juanita W. Wilson Revocable Living Trust UAD June 10, 1994

Felix Z. Wilson, III, Trustee of The Felix Z. Wilson, II Family Trust dated June 10, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Felix Z. Wilson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of The Felix Z. Wilson, II Revocable Living Trust UAD June 10, 1994 and The Juanita W. Wilson Revocable Living Trust UAD June 10, 1994, and the Trustee of The Felix Z. Wilson, II Family Trust UAD June 10, 1994, the within named bargainors, and is authorized by the Trust document to execute this instrument on their behalf.

WITNESS my hand, at office, this 3 day of September, 2026.

Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 03 day of September, 2026.

Notary Signature
My commission expires: 07-18-2028

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, Lot No. 52 on the Plan of Jones and Hart Subdivision, as of record in Book 332, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 52 fronts 325 feet on the southerly side of Locust Street and extends back between lines 300 feet to a dead line, measuring 285 feet thereon.

Included in this description, but excluded therefrom, is that part taken by the State of Tennessee, by Final Decree, of record in Book 3801, page 648, and by Deed of record in Instrument No. 20011011-0111104, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Felix Z. Wilson, II and wife, Juanita Wilson by Warranty Deed dated November 5, 1971, from E. C. Duke and wife, Matilou B. Duke, of record in Book 4553, page 270, said Register's Office.

The said Felix Z. Wilson II, and wife, Juanita Wilson having conveyed to T. C. Jones, and wife, Kathleen H. Jones, a 1/2 one-half undivided interest, by Warranty Deed dated November 1, 1972, of record in Book 4652, page 28, said Register's Office.

The said T. C. Jones and Kathleen H. Jones having since divorced by Final Divorce Decree in Docket No. 81D-3111, dated 10/29/1981, Kathleen H. Jones (nka Kathleen H. Jones Brent) having quitclaimed her 1/4 undivided interest to T. C. Jones, by Quitclaim Deed dated August 15, 1984, of record in Book 6362, page 90, said Register's Office.

The said Felix Z. Wilson II, and wife, Juanita W. Wilson having quitclaimed to Felix Z. Wilson II, and wife, Juanita W. Wilson, an estate of tenants by the entirety in a one-half (1/2) divided interest, by Quitclaim Deed dated May 23, 1985, of record in Book 6563, page 570, said Register's Office.

The said T. C. Jones and wife, Sara Jane Jones having conveyed to Juanita W. Wilson and husband, Felix Z. Wilson, II, their one-half (1/2) undivided interest, by Warranty Deed dated October 2, 1986, of record in Book 6998, Page 199, said Register's Office.

The said Felix Z. Wilson II and wife, Juanita W. Wilson having quitclaimed the said property to Felix Z. Wilson, Trustee for the Felix Z. Wilson, II Revocable Living Trust UAD June 10, 1994, with full power to convey without the necessity of the joinder of any beneficiary, by Quitclaim Deed dated June 10, 1994, of record in Book 9380, page 242, said Register's Office. Under the terms of the Felix Z. Wilson, II Revocable Living Trust, upon the death of Felix Z. Wilson, II the property was to be distributed to The Juanita W. Wilson Revocable Living Trust UAD June 10, 1994 and The Felix Z. Wilson, II Family Trust UAD June 10, 1994.

Felix Z. Wilson, II died on December 9, 1999. Juanita W. Wilson died on May 24, 2016.

Felix Z. Wilson, III was appointed as Trustee of the herein-referenced Trusts, as evidenced by Agreements on Appointment of Successor Trustee, duly authorized and executed by all of the beneficiaries and/or Co-Trustees. Felix Z. Wilson, III has joined in this conveyance in his respective capacities as Trustee of The Felix Z. Wilson, II Revocable Living Trust, The Juanita W. Wilson Revocable Living Trust, and The Felix Z. Wilson, II Family Trust in order that any interest in the Property held by any of the referenced Trusts may be conveyed to the herein-named Grantee.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 060-14-0-032.00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. Matters as shown on the Plan of record in Plat Book 332, page 43, Register's Office for Davidson County, Tennessee.

4. Right of Way Agreement to Tennessee Natural Gas Lines, Inc., of record in Book 1939, page 574, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6897, page 36, said Register's Office.

6. Sewer Easement being recorded with the deed of record in Book 9380, page 242, said Register's Office.

7. Grant of Easement by Felix Z. WIlson, III, Trustee of the Felix Z. WIlson II Family Trust, to Outfront Media LLC, of record in Instrument No. 20250818-0065714, said Register's Office, as amended by Amendment to Billboard Sign Easement, of record at Instrument No. 20260909-0083388, said Register's Office.

8. Lack of direct access to and from controlled access highway.

Certificate of Authenticity

I, Melissa Goetz, 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 09-03-2024.

Date

Affiant Signature

09-03-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of September, 2024

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON