Karen Johnson Davidson County
Batch# 1472609 DEEDWARRSP
09/15/2026 11:06:30 AM 6 pgs
Fees: $33.00 Taxes: $138,750.00
20260915-0085555

This instrument prepared by and after recording return to:

Legacy Commercial Real Estate Law, PLLC (JWL)
2129 Belcourt Ave., 2nd Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LBX Stateline LLC 1427 Mayson St. NE Atlanta, GA 30324	Same as New Owner	09100005800

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 consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **5300 CENTENNIAL PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LBX STATELINE LLC**, a Delaware limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

This being improved property commonly known as 5300 Centennial Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of September 2026.

GRANTOR:

5300 CENTENNIAL PARTNERS, LLC,
a Tennessee limited liability company

By: Vintage South, LLC
Its: Manager

By: _____
Name: Nathan Lyons
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nathan Lyons, the President of Vintage South, LLC, the Manager of 5300 Centennial Partners, LLC, a Tennessee limited liability company, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the President of the Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Nathan Lyons, as such President of the Manager.

Witness my hand and official seal this 8th day of September, 2026.

_____
Notary Public

My Commission Expires:
5-12-2030

Cynthia Medlin
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
My Commission Expires 5/12/2030

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $37,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10th day of September 2026.

NOTARY PUBLIC

My Commission Expires: _____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

Exhibit A to Deed

Legal Description of Property

BEING Lot 1, as shown on the map entitled subdivision of 5400 CENTENNIAL , of record in Instrument No. 201405280045931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to 5300 Centennial Partners, LLC, a Tennessee limited liability company, by Deed from Silo Capital, LLC, a Tennessee limited liability company, of record in Instrument No. 202108030104126, Register's Office for Davidson County, Tennessee.

Exhibit B to Deed

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Instrument No. 201405280045931, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Assignment of Easement Rights, by and between Armstrong Hardwood Flooring Company, a Tennessee corporation and Brucewood Partners, a Tennessee general partnership comprised of Ronald D. Buck and Kent C. Taylor, of record in Instrument No. 201302040011240; as affected by Assignment of Easement Rights in Instrument No. 201406040048362, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Easements, Covenants and Restrictions, by Brucewood Partners, a Tennessee general partnership, of record in Instrument No. 201405300046802, in the Register's Office of Davidson County, Tennessee.

5. Rights of the Railroad Company to expand its right of way to its full charter width.

6. Rights of parties in possession not shown by the public records.

7. Any facts, rights, interest or claims that may exist or arise by reason of the matters disclosed by a survey dated July 15, 2026 and last revised September 14, 2026, as prepared by Ernest C. Drake, TN RLS No. 2604, AEI Consultants, under Job No. 531541.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 8, 2026 (date of document).

Affiant Signature

September 14, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON