Karen Johnson Davidson County
Batch# 1474643 DEEDWARRSP
09/17/2026 11:54:30 AM 10 pgs
Fees: $53.00 Taxes: $25,900.00
20260917-0086715

Prepared By:
WOMBLE BOND DICKINSON (US) LLP
1222 Demonbreun Street, Suite 1201
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
FJ PADS, LLC 3987 Paradise Road Las Vegas, Nevada 89169	FJ PADS, LLC 3987 Paradise Road Las Vegas, Nevada 89169	105 04 0 227.00

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 of which is hereby acknowledged, **JD, LTD**, a Tennessee general partnership, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **FJ PADS, LLC**, a Nevada limited liability company, the **GRANTEE** herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property commonly known as 302 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37210.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it, and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

16th Witness the execution of this Special Warranty Deed by the undersigned as of this the day of September, 2026.

(signatures on following pages)

GRANTOR:

JD, LTD,
a Tennessee general partnership

By: David C. Tune
David Tune, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

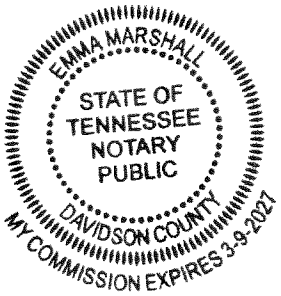
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Tune, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Signatory of JD, LTD, a Tennessee general partnership and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Signatory.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of September, 2026.

Emma Marshall
Notary Public

My Commission Expires:

03-09-2027



STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $7,000,000.00.

David C. June
Affiant

Sworn to and subscribed before me this 16th day of September, 2026.

Emma Marshall
Notary Public

My Commission Expires: 03-09-2027

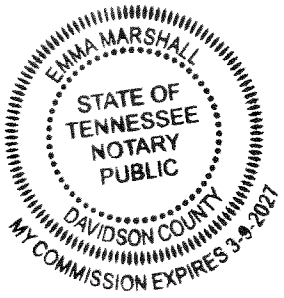


EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tracts 1 and 2:

Being part of Lot 4B, EXPRESSWAY COMMERCIAL PARK, resubdivision of Lot Four, of record in Book 4060, Page 122, Register's Office for Said County, described as follows: two tracts of land in Davidson County, Tennessee as follows:

Tract No. 1:

Being Lots Nos. 7 and 8, and the West 25 feet of Lot No. 9 on the MAP OF J.D. HOSTETTLER'S DIXIE HIGHWAY SUBDIVISION, a plan of which is of record in Book 547, Page 118, Register's Office for Said County, together with a part of an unnumbered tract lying in the rear of said lots, and shown on a copy of a survey thereof made March 30, 1950, by James A. Hamilton, Jr., surveyor, as follows:

Said lots and part of said lot together with said part of said unnumbered tract in the rear, adjoin and front together 125 feet on the North side of Murfreesboro Pike, as now widened and located and runs back between parallel lines, 185 feet to a dead line in the rear.

TOGETHER WITH an easement for a sewer line as conveyed in a deed from Dixie Investment Corp., to B.E. Woodard and joined in by the adjoining property owner, Club Plantation, Inc., for the purpose of conveying and locating the said easement of record in Book 1911, Page 412, Register's Office for Said County, the said easement being across the East Half of Lot No. 9 and all of Lots 10 to 16, both inclusive, and across so much of the said unnumbered tract lying in the rear of said lots as may be necessary for the purpose of erecting, maintaining and servicing a sewer line from the property herein conveyed to the main trunk line sewer crossing the property of the said Club Plantation, Inc., and does likewise give the right to tap on to any such sewer as then running from the said property to the then adjoining property owner, Club Plantation, Inc., to the said main trunk line sewer crossing the property of Club Plantation, Inc. The easement created for said sewer is fully described in the deed from Dixie Investment Corp., et al, to B. E. Woodard, of record in Book 1911, Page 412, as follows: "Beginning at a point in the common Easterly line of the property herein conveyed to the said B. E. Woodard and the West line of Club Plantation, Inc. being in the center line of Lot 9, and being approximately 119 feet North of the present margin of Murfreesboro Pike, and opposite the Northeast corner of the building located on the property conveyed to the said B. E. Woodard, said easement shall then run Northerly along the West line of the property of Club Plantation Inc., being along the Westerly line of the Easterly half of Lot No. 9 to a point which is 175 feet North of the North margin of the Murfreesboro Pike, and running Easterly, along the North line of the property of Club Plantation, Inc., to a point where said 20 foot easement herein created touches the main trunk line sewer presently serving Club Plantation, Inc.

Tract 2:

Being part of Lot No. 6 on the Plan of W. B. LEWIS HOME PLACE, as of record in Book 21, Page 146, Register's Office for Said County, and in the 3rd Civil District of said County, described according to a copy of a survey made August 24, 1960, by Barge-Waggoner and Sumner, Inc., Engineers, as follows:

Beginning at a concrete monument at the Northwest corner of the property conveyed to B. E. Woodard, by deed of record in Book 1911, Page 412, Register's Office, said point also being the corner of Scott Bolt & Screw Company; thence North 16° 38' East 175 feet to an iron pin; thence South 73° 22' East 125 feet to an iron pin; thence South 16° 38' West 175 feet to the Northeast corner of the Woodard Property; thence with the North line of the same, North 73° 22' West 125 feet to the Point of Beginning.

Tract 3:

Being Lots Nos. 5 and 6 on the plan of J.D. HOSTETTLER'S DIXIE HIGHWAY SUBDIVISION as of record in Book 547, Page 118, Register's Office for Davidson County, Tennessee. Said Lots Nos. 5 and 6 front 50 feet each on the Northerly side of Murfreesboro Road and run back between parallel lines 142 feet to a dead line.

Included in the foregoing described property but excluded from this conveyance is such portion of Lots Nos. 5 and 6 as were acquired by Davidson County, Tennessee by a decree of the Second Circuit Court of Davidson County, Tennessee, which decree is of record in Minute Book 56, Pages 367 and 368, Register's Office for Davidson County, Tennessee. Said decree was entered in the case of Davidson County v. S. A. Todd et al (prior owners of Lots Nos. 5 and 6 of the J.D. HOSTETTLER'S DIXIE HIGHWAY SUBDIVISION). The property which vested in Davidson County, Tennessee by this decree is described as follows:

A strip of land along the Southerly margin of said Lots 5, 6, 7, 8, 9, 14, 15 and 16 of the property of S. A. Todd and wife Lester F. Todd, bounded on the South by the Northerly right-of-way of the present Murfreesboro Pike, on the North by a line parallel to and at all points 40' from the center line of the present Murfreesboro Pike, which coincides with the new center line, on the West by Kenneth Sisk, opposite station 2+20.8 and on the East by the Westerly right-of-way of Calhoun Avenue which crosses the center line at station 8+10.3. The intervening Lots 10 and 11 are owned by Shell Oil Company and Lots 12 and 13 are owned by Kyle Davenport. Said strip fronts 400' on the Northerly right-of-way of the present Murfreesboro Pike, has an average width of 7 feet.

Tract 4:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lot No. 4-B, as shown on the Plan of resubdivision of Lot No. 4, EXPRESSWAY

COMMERCIAL PARK, as of record in Book 4060, Page 122, Register's Office for Said County, and more particularly described according to the survey of Wendall H. Talley, Sr., dated August 2, 1984, as follows:

Beginning at a concrete monument at the Northeasterly most corner of the property conveyed to P. F. Ott, by deed of record in Book 1495, Page 507, Register's Office for Davidson County, Tennessee, said concrete monument being N 16 degrees 38' E, 135.00 feet along the Easterly line of said P. F. Ott property from the Northerly margin of Murfreesboro Road;

Thence, with the Northerly line of said P. F. Ott property N 73 degrees 22' W, 100.00 feet to a point in the Easterly line of the property conveyed to John E. Tune, et ux, by deed of record in Book 5955, Page 691, Register's Office for Davidson County, Tennessee;

Thence, with the Easterly line of said Tune property N 16 degrees 38' E, passing through an iron pin at a distance of 120.63 feet a total distance of 161.10 feet to an iron pin at the Northeasterly corner of said Tune property;

Thence, with the Northerly line of said Tune property N 73 degrees 22' W, 44.30 feet to a point; thence, N 58 degrees 20' E, 256.72 feet to a point;

Thence, with the Westerly line of the property conveyed to 3-B Realty Company, by deed of record in Book 4823, Page 852, Register's Office for Davidson County, Tennessee, S 31 degrees 40' E, passing through an iron pin at 60.00 feet, a total distance of 132.00 feet to a point at the Northwesterly corner of the property conveyed to Rayman G. Dayal, et al, by deed of record in Book 5882, Page 26, Register's Office for Davidson County, Tennessee; thence, with a portion of the Westerly line of said Dayal property S 16 degrees 38' W, 40.00 feet to a concrete monument at the Northeasterly corner of the property conveyed to A. H. Johnson, Jr., Trustee, by deed of record in Book 6300, Page 394, Register's Office for Davidson County, Tennessee.

Thence, with the Northerly line of said A. H. Johnson, Jr., Trustee, property N 73 degrees 22' W, 125.00 feet to a point; thence, with a portion of the Westerly line of said A. H. Johnson, Jr., Trustee, property S 16 degrees 38' W, 225.00 feet to the Point of Beginning.

Tract 5:

Land in the 3rd Civil District of Davidson County, being part of Lot No. 18 on the Plan of HERMITAGE GARDEN LOTS, as of record in Book 57, Page 43, Register's Office for Said County, being also part of Lot No. 43, on the map of HOSTETTLER'S TRACT, not of record and Lots Nos. 1, 2, 3, and 4, on the plan of J.D. HOSTETTLER'S DIXIE HIGHWAY SUBDIVISION, as of record in Book 547, Page 118, said Register's Office, described together according to a survey made by John M. Sullivan, County Surveyor, February 14, 1955, as follows:

Beginning on the Northerly margin of Murfreesboro Pike at the Southwest corner of the property

conveyed to Paul F. Ott and Rush Sisk Ott, by deed from Elizabeth J. Sisk and husband, of record in Book 1495, Page 407, said Register's Office, being also the corner of Lots Nos. 4 and 5, on the plan of J. D. Hostettler's Dixie Highway SUBDIVISION; thence North 18 degrees 33' East 295.9 feet; thence North 71 degrees West 285.1 feet to the Easterly margin of the Tennessee Central Railroad right-of-way; thence with said railroad right-of-way South 8 degrees 47' West 71.5 feet, and continuing with the same South 8 degrees 03' West 228.7 feet to the Northerly margin of Murfreesboro Pike; thence with the same Easterly 231 feet to the beginning.

BEING the same property conveyed to JD, Ltd, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune and Julian W. Tune by Quitclaim Deed from JD, Ltd, a Tennessee general partnership whose partners are John E. Tune, Carolyn N. Tune and Julian W. Tune of record in Instrument No. 20130923-0099833, Register's Office of Davidson County, Tennessee.

EXHIBIT B

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 Book 4060, Page 122, Book 547, Page 118 and Book 21, Page 146, in the Register's Office of Davidson County, Tennessee.

3. The decree of record in Minute Book 56, pages 367 & 368 of the Second Circuit Court of Davidson County, Tennessee, grants to Davidson County, Tennessee and its successors, the right to construct all cut & fill slopes on Lots 5 & 6 of J.D. Hostettler's Dixie Highway Subdivision as of record in Book 547, page 118, Register's Office for Davidson County, Tennessee, adjacent to the right of way of Murfreesboro Pike because the graded width of Murfreesboro Pike takes up the complete width of this right-of - way.

4. Easement(s) contained in Deed of record in Book 1911, Page 412, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between John E. Tune, Julian W. Tune and David C. Tune and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7573, Page 219, in the Register's Office of Davidson County, Tennessee.

6. Easement(s) contained in Deed of record in Instrument No. 20130923-0099833, in the Register's Office of Davidson County, Tennessee.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Any and all present and future zoning, building, environmental, and other laws, statutes, ordinances, codes, rules, regulations, requirements, or executive mandates of all governmental authorities having jurisdiction with respect to the Property, including, without limitation, landmark designations and all zoning variances and special exceptions, if any.

9. Matters as would be disclosed by a true and accurate survey.

10. Matters as would be disclosed by a visible inspection of the Property.

11. Matters disclosed by that certain ALTA/NSPS Land Title Survey dated September 14, 2026, by Thomas A. Young, RLS No. 2265, for L.I. Smith and Associates, Inc.; Project # Davidson 1050402270 / 261016.

Certificate of Authenticity

I, Seananne Thompson, 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 9/17/2026.

Date

Affiant Signature

9/17/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2026.

Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON