Karen Johnson Davidson County
Batch# 1480337 DEEDWARRSP
10/02/2026 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $20,905.00
20261002-0091036

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LBTG-40072-26

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,650,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 day of September, 2026. NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RGNB Holdings, LLC 345 Hill Ave Nashville, TN 37210	Same address as new owner	106-02-0-065

FOR AND IN CONSIDERATION of the sum of FIVE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($5,650,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DALE T. REIFSCHNEIDER AND JILL ANN JOHNSTON, CO-TRUSTEEES OF BEDFORD FARM IRREVOCABLE TRUST AGREEMENT DATED OCTOBER 23, 2017; LARNEY R. WILSON, JR. AND DALE T. REIFSCHNEIDER, CO-TRUSTEES OF STARSHIP SPARKY FAMILY TRUST DATED AUGUST 31, 2026; AND NEIL S. JOHNSTON AND JILL ANN JOHNSTON, CO-TRUSTEES OF JOHNSTON FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 27, 2014,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RGNB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 6B on the Plan of Resubdivision of Lot 6, Fesslers Lane Business Park, of record in Book 6900, page 386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Second Act LLC, from Judy Hayes, a married woman, by Warranty Deed dated April 30, 2007 and recorded April 30, 2007 in Instrument #20070430-0051127, said Register's Office. And being the same property

conveyed to Dale T. Reifschneider and Jill Ann Johnston, Co-Trustees of Bedford Farm Irrevocable Trust Agreement dated October 23, 2017; to Larney R. Wilson, Jr. and Dale T. Reifschneider, Co-Trustees of Starship Sparky Family Trust dated August 31, 2026; and to Neil S. Johnston and Jill Ann Johnston, Co-Trustees of Johnston Family Revocable Trust Agreement dated June 27, 2014, of record in Instrument No. 20260929-0089943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 6900, page 386; to Declaration of Protective Covenants and Owners Association of record in Book 6834, page 921; to Deed of Conveyance for sewerage services of record in Book 7597, page 699, in Book 7597, page 733, and in Book 7628, page 523; to a Sanitary sewer easement of record in Book 5765, page 785; all of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 841 Fesslers Parkway, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by them, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the building located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

WITNESS OUR HANDS, this 30th day of September, 2026

GRANTOR(S)

Bedford Farm Irrevocable Trust Agreement dated October 23, 2017

By: _____
Dale T. Reifschneider, Co-Trusteee

By: _____
Jill Ann Johnston, Co-Trustee

Starship Sparky Family Trust dated August 31, 2026

By: _____
Larney R. Wilson, Jr., Co-Trustee

By: _____
Dale T. Reifschneider, Co-Trustee

Johnston Family Revocable Trust Agreement dated June 27, 2014

By: _____
Neil S. Johnston, Co-Trustee

By: _____
Jill Ann Johnston, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25 day of September, 2026, before me, appeared Dale T. Reifschneider, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Co-Trustee of Bedford Farm Irrevocable Trust Agreement dated October 23, 2017and Co-Trustee of Starship Sparky Family Trust dated August 31, 2026 and that said instrument was signed on behalf of the Trusts and said Dale T. Reifschneider acknowledged said instrument to be the free act and deed of the Trusts.

WITNESS my hand and seal, this the 25 day of September, 2026.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

_____
Notary Public

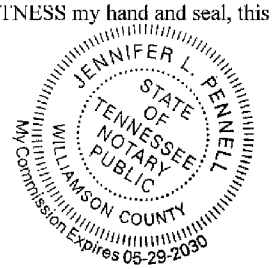
Jennifer L Pennell
Printed Notary Name

My commission expires: _____

STATE OF Tennessee
COUNTY OF Williamson

On this the 30 day of September, 2026, before me, appeared Jill Ann Johnston, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is a Co-Trustee of Bedford Farm Irrevocable Trust Agreement dated October 23, 2017 and Co-Trustee of Johnston Family Revocable Trust Agreement dated June 27, 2014 and that said instrument was signed on behalf of the Trusts and said Jill Ann Johnston acknowledged said instrument to be the free act and deed of the Trusts.

WITNESS my hand and seal, this the 30 day of September, 2026.



Notary Public

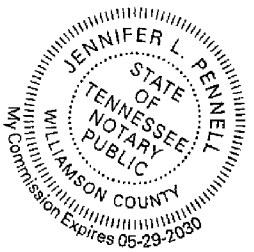
Jennifer L Pennell
Printed Notary Name

My commission expires: _____

STATE OF Tennessee
COUNTY OF Williamson

On this the 30 day of September, 2026, before me, appeared Neil S. Johnston, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Co-Trustee of Johnston Family Revocable Trust Agreement dated June 27, 2014 and that said instrument was signed on behalf of the Trust and said Neil S. Johnston acknowledged said instrument to be the free act and deed of the Trust.

WITNESS my hand and seal, this the 30 day of September, 2026.



Notary Public

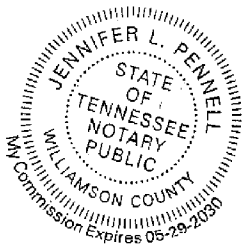
Jennifer L Pennell
Printed Notary Name

My commission expires: _____

STATE OF Tennessee
COUNTY OF Williamson

On this the 25 day of September, 2026, before me, appeared Larney R. Wilson, Jr., personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Co-Trustee of Starship Sparky Family Trust dated August 31, 2026 and that said instrument was signed on behalf of the Trust and said Larney R. Wilson, Jr. acknowledged said instrument to be the free act and deed of the Trust.

WITNESS my hand and seal, this the 25 day of September, 2026.



Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 30, 26 (date of document).

Jennifer Pennell

Oct 1, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Oct 1, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal