Karen Johnson Davidson County
Batch# 1485151 DEEDWARRSP
10/16/2026 08:47:30 AM 7 pgs
Fees: $38.00 Taxes: $28,860.00
20261016-0094896

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
BMAC PropCo LLC 208 Jackson Blvd. Nashville, Tennessee 37205	BMAC PropCo LLC 208 Jackson Blvd. Nashville, Tennessee 37205	143-00-0-007.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **11 VAUGHNS GAP RE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **BMAC PROPCO LLC**, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 11 Vaughns Gap Road, Nashville, Tennessee.

Said Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this ___ day of October 2026.

(Signature Pages Follow)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

GRANTOR:

11 VAUGHNS GAP RE, LLC,
a Tennessee limited liability company

By: _____
Name: Robert W. Lowe Jr.
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Robert W. Lowe Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a President of 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand, at office, this 7th day of October 2026.

_____
Notary Public

My Commission Expires: 10.4.2027

MAURA ANN NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

STATE OF TENNESSEE)

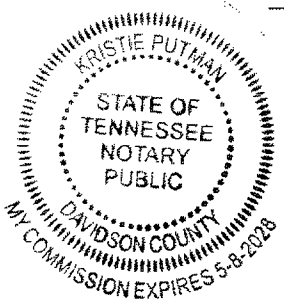
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,800,000.00.

Affiant

Sworn to and subscribed before me this 13th day of October 2026.

Notary Public



My Commission Expires:
5/8/2028

Exhibit A

Property situated in Davidson County, Tennessee being a portion of the 11 VAUGHNS GAP RE, LLC, property. Being more particularly described as follows:

Commencing at a Mag. Nail found on the westerly margin of Vaughns Gap Road, said Mag. Nail being the northeast corner of the herein described property;

Thence along the westerly margin of Vaughns Gap Road S00°39'08"E for a distance of 30.16 feet to a point;

Thence along a curve to the right on the westerly margin of Vaughns Gap Road having a radius of 470.00 feet, an arc length of 5.14 feet, and a chord of S00°20'19"E for a distance of 5.14 feet to the point of beginning;

Thence leaving said margin with a new line N88°22'16"W for a distance of 115.49 feet;

Thence with a curve to the right said curve having a radius of 160.00 feet, an arc distance of 90.27 feet, a central angle of 32°19'27", a chord bearing of N72°12'32"W for a distance of 89.07 feet;

Thence N56°02'48"W for a distance of 32.15 feet;

Thence N90°00'00"W for a distance of 21.49 feet;

Thence N56°02'48"W for a distance of 179.72 feet;

Thence S33°12'03"W for a distance of 11.00 feet;

Thence S10°08'25"W for a distance of 340.17 feet;

Thence S19°48'32"W for a distance of 88.43 feet;

Thence S07°14'56"W for a distance of 140.34 feet;

Thence S18°09'30"E for a distance of 46.34 feet;

Thence S37°36'50"E for a distance of 166.69 feet to a point on the northwesterly margin of the CSX Railroad;

Thence along said margin with a curve to the left, said curve having a radius of 1884.92 feet, an arc length of 550.79 feet, and a chord of N44°00'53"E for a distance of 548.84 feet to a point on the westerly margin of Vaughns Gap Road;

Thence along a curve to the right on the westerly margin of Vaughns Gap Road having a radius of 120.65 feet, an arc length of 75.50 feet, and a chord of N02°33'05"W for a distance of 74.27 feet to a point;

Thence along a curve to the left on the westerly margin of Vaughns Gap Road having a radius of 470.00 feet, an arc length of 126.34 feet, and a chord of N07°40'32"E for a distance of 125.96 feet to the point of beginning; Containing: 223,119 Sq. Ft. (5.122 Acres±).

Being the same property conveyed to 11 Vaughns Gap RE, LLC, a Tennessee limited liability company by Warranty Deed dated December 17, 2012 and recorded December 26, 2012 from Westside Property

Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20121226-0118488, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien, not yet due and payable.

2. Easement as set forth in the Deed of record in Book 3898, page 425, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 188, in the Register's Office for Davidson County, Tennessee.

4. Easement in favor of U. S. Sprint Communications Company of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of Shared Driveway Use and Maintenance Easement Agreement of record in Instrument No. 20210525-0070665; as amended by Amended and Restated Shared Driveway Agreement of record in Instrument No. 20210729-0102109; and as further amended by First Amendment to Amended and Restated Shared Driveway and Stormwater Easement and Maintenance Agreement of record in Instrument No. 20230119-0004415, in the Register's Office for Davidson County, Tennessee.

6. Grant of overhead line easement of record in Instrument No. 20190828-0086735, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 October 7, 2026 (date of document).

Affiant Signature

10/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of October, 2026.

Notary's Signature

My Commission Expires: 11/8/27

