Karen Johnson Davidson County
Batch# 1081582 DEEDWARRSP
12/13/2023 02:14:30 PM 6 pgs
Fees: $33.00 Taxes: $302,519.40
20231213-0096267

THIS INSTRUMENT PREPARED BY:
Wick Phillips
3131 McKinney Avenue, Suite 500
Dallas, Texas 75204
Attention: Rachel Sam, Esq.

AFTER RECORDING RETURN TO:
First American Title Insurance Company
666 Third Avenue, 5th Floor
New York, NY 10017
Attention: Justin R. Dominguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,762,000.00.

By: _____
Affiant

Subscribed and sworn to before me, this 5th day of December, 2023.

_____
Notary Public
My Commission Expires: May 10, 2026

CYNTHIA M JORDAN NOTARY PUBLIC EXP. MAY 10, 2026 GWINNETT COUNTY, GA

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
NF V NASHVILLE, LLC 2000 Monarch Tower 3424 Peachtree Road NE Atlanta, Georgia 30326	NF V NASHVILLE, LLC 2000 Monarch Tower 3424 Peachtree Road NE Atlanta, Georgia 30326	09305018500

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 13th day of December, 2023, by **NHT NASHVILLE, LLC**, a Delaware limited liability company ("Grantor"), to **NF V NASHVILLE, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 2000 Monarch Tower, 3424 Peachtree Road, Atlanta, Georgia 30326.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, the land (the "Land") lying and being in the county of Shelby, State of Tennessee, more particularly described in Exhibit A attached hereto together with all the improvements, buildings, structures and fixtures (excluding those fixtures owned by tenants if such tenant, pursuant to its lease, is entitled to remove such fixture) located on the Land; any

and all related facilities, structures, fixtures and amenities owned by Grantor; and Grantor's interest in all easements, privileges, rights-of-way, riparian and other water rights, lands underlying adjacent streets and roads and appurtenances pertaining to or accruing to the benefit of the Land.

This is improved property known as: 920 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, in fee simple forever, SUBJECT, HOWEVER, to (a) standby fees, taxes and assessments by any taxing authority for the current year not yet due and payable, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

Grantor covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to convey and sell the Land; that Grantor specially warrants to the Grantee the title to the Land as previously described and will defend the same against lawful claims of all persons whomsoever claiming directly through or under the Grantor, but against none other.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

NHT NASHVILLE, LLC
a Delaware limited liability company

By: _____
Name: Matt McGraner
Title: Authorized Signatory

STATE OF TEXAS)
) SS: ACKNOWLEDGMENT
COUNTY OF DALLAS)

On this 12 day of December, 2023, personally appeared before me Matt McGraner, the Authorized Signatory of NHT Nashville, LLC, a Delaware limited liability company, who duly acknowledged to me that he executed this Deed in his capacity as Authorized Signatory of NHT Nashville, LLC with full authority to do so.

_____
Notary Public

(seal)

CASANDRA NICOLE HERNANDEZ
Notary ID #134404367
My Commission Expires
June 13, 2027

EXHIBIT A

DESCRIPTION OF PROPERTY

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF BROADWAY AND TENTH AVENUE NORTH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY AND THE EASTERLY RIGHT-OF-WAY LINE OF TENTH AVENUE NORTH;

THENCE, WITH SAID RIGHT-OF-WAY LINE OF TENTH AVENUE NORTH, N 27 DEG. 15' 40" W, 325.78 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO THE SUNDAY SCHOOL BOARD OF THE SOUTHERN BAPTIST CONVENTION OF RECORD IN BOOK 2494, PAGE 145, AND BOOK 2499, PAGE 616, R.O.D.C., N 62 DEG. 27' 10" E. 185.89 FEET TO A POINT IN THE WESTERLY LINE OF PROPERTY CONVEYED TO THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION BY DEED OF RECORD IN BOOK 6143, PAGE 936, R.O.D.C.;

THENCE, WITH SAID WESTERLY LINE AND THE WESTERLY LINE OF PROPERTY CONVEYED TO CHRIST EPISCOPAL CHURCH WARDENS BY DEED OF RECORD IN BOOK 10292, PAGE 939, R.O.D.C., S 27 DEG. 13' 03" E. 115.17 FEET TO A POINT;

THENCE, LEAVING SAID CHRIST EPISCOPAL CHURCH WARDENS LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO SUDEKUM, L.P. BY DEED OF RECORD IN BOOK 10741, PAGE 162, R.O.D.C., S 62 DEG. 25' 00" W. 75.00 FEET;

THENCE, WITH SUDEKUM, L.P. WESTERLY LINE S 27 DEG. 27' 02" E. 210.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY;

THENCE WITH SAID RIGHT-OF-WAY LINE OF BROADWAY, S 62 DEG. 25' 30" W. 111.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,811 SQUARE FEET OR 1.01 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NHT NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201901110003283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Terms and provisions of Grant of Gas Line Easement and Agreement, by and between Sudekum, L.P. and Tennessee Oakmont, L.L.C., of record in Instrument No. 200211110138880, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Birchmont H.I. Nashville, Landlord, and Powertel/Memphis, Inc., Tenant, of record in Instrument No. 201908070078444, in the Register's Office of Davidson County, Tennessee.

4. Rights of tenants, transient hotel guests and/or invitees, without rights or options to purchase or rights of first refusal to purchase the Land.

5. All matters shown on that certain ALTA/NSPS Land Title Survey prepared by All Terrain Surveying, LLC and coordinated by American National dated August 15, 2023 and last revised November 28, 2023, and designated Job No.:20231629-1.

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Margo Zhao, 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 December 13, 2023.

Affiant Signature

Date: December 13, 2023
State of New York
County of New York
Sworn to and subscribed before me this 13th day of December, 2023

Notary's Signature

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024

MY COMMISSION EXPIRES: May 3, 2024
Notary's Seal (if on paper)