Prepared by and after recording return to:
Kay E. Kossen
Kreis, Enderle, Hudgins & Borsos, P.C.
One West Michigan Avenue
Battle Creek, Michigan 49017
(269) 966-3000

Karen Johnson Davidson County
Batch# 1135556 DEEDWARRSP
05/16/2024 08:47:30 AM 6 pgs
Fees: $33.00 Taxes: $65,860.00
20240516-0036178

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
BNA Premier Lodging, LLC Attn: Ritesh Patel 100 Barzani Blvd. Dickson, TN 37055	BNA Premier Lodging, LLC Attn: Ritesh Patel 100 Barzani Blvd. Dickson, TN 37055	108-02-0-113.00

SPECIAL WARRANTY DEED

105Nashville, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY, unto **BNA Premier Lodging, LLC**, a Tennessee limited liability company, whose address is 100 Barzani Blvd., Dickson, TN 37055; Attention: Ritesh Patel ("Grantee") that parcel of improved land described as:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Resubdivision of Lot 1-Metro Airport Center, Section 5, Phase 4, of record as Instrument Number 20101019-0083644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with the easements appurtenant to said land established by the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870 as affected by the Declaration of Restrictions of record in Book 6973, Page 359, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 105NASHVILLE, LLC, a Delaware limited liability company, by Deed of record as Instrument No. 20161101-0115338, in the Register's Office for Davidson County, Tennessee.

Also together with all buildings located thereon and all of Grantor's right, title and interest in all other improvements thereon and all rights and appurtenances pertaining thereto and all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, thereto belonging or appertaining and all of the estate, right, title, interest, claims or demands whatsoever of the Grantor therein and the streets and ways adjacent thereto, either in law or in

equity (all referenced herein as the "Property"), subject, however, to the covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Davidson County, Tennessee, and set forth on **Exhibit A** attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, unto Grantee, and Grantor does hereby bind itself to warrant and forever defend the Property unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey the Property, subject only to the Permitted Exceptions, and Grantee hereby accepts title to the Property subject to all of the Permitted Exceptions.

[remainder of page intentionally blank]

EXECUTED on the 13th day of May, 2024.

GRANTOR, 105NASHVILLE, LLC,
a Delaware limited liability company

By: HRC MANAGEMENT CO., L.L.C., a Michigan limited liability company, its Manager

By: _____
Name: Terry L. Hall
Title: Manager

STATE OF MICHIGAN §
§
COUNTY OF INGHAM §

On May 13, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Terry L. Hall, Manager of HRC Management Co., L.L.C., Manager of Grantor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

_____, Notary Public

My Commission Expires:
Sept. 21, 2024

Kay E. Kossen
NOTARY PUBLIC - STATE OF MICHIGAN
County of Allegan
My Commission Expires 9/21/2024
Acting in the County of Ingham

STATE OF MICHIGAN §
§
COUNTY OF CALHOUN §

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $17,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Kay E. Kossen

STATE OF MICHIGAN §
§
COUNTY OF CALHOUN §

On May 13, 2024, before me, the undersigned, a notary public in and for said State, personally appeared Kay E. Kossen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

_____, Notary Public

My Commission Expires:

_____

CHELSEA L. CUPP
NOTARY PUBLIC - MICHIGAN
ST. JOSEPH COUNTY
ACTING IN THE COUNTY OF Calhoun
MY COMMISSION EXPIRES 05-09-2029

EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2023; a lien, due and payable, but not delinquent.

2. Taxes for the year 2024: a lien, not yet due or payable.

3. Restrictive Covenants of record in Book 4339, Page 881, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center of record in Book 6477, Page 870 and the Declaration of Restrictions of record in Book 6973, Page 359, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Subject to all matters shown on the Plan of record as Instrument Number 20101019-0083644, Register's Office of Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100715-0055370, in the Register's Office for Davidson County, Tennessee.

7. Agreement Regarding Storm Water Drainage Easement of record in Instrument Number 20161101-0115339, in the Register's Office for Davidson County, Tennessee.

8. Easement and Maintenance Agreement by 105Nashville, LLC, a Delaware limited liability company, and Pinnacle Nashville Airport, a Tennessee general partnership, of record in Instrument Number 20161101-0115340, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ralph "Al" Frazier #20753, 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 May 15, 2024 (date of document).

Affiant Signature

May 15, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2024.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25