This Instrument Prepared By and When Recorded Return To:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Metcalfe Wolff Stuart & Williams LLP 221 West 6th Street, Suite 1300 Austin, Texas 78701 Attn: Ari Kuchinsky	The actual consideration or value, whichever is greater, for this transfer is $10,600,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2024. Notary Public My commission expires:

Karen Johnson Davidson County
Batch # 1175257 DEEDWARRSP
08/29/2024 10:34:07 AM 5 pgs
Fees: $28.00 Taxes: $39,220.00
20240829-0066423

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
OP III NASH 1111 BROADWAY PARTNERS 500 West 5th Street, Suite 700 Austin, Texas 78701	Same	A portion of 09309032400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1100M, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **OP III NASH 1111 BROADWAY PARTNERS**, a Delaware general partnership ("**Grantee**"), its successors and assigns those certain tracts or parcels of land located in Davidson County, Tennessee and described in **Exhibit A**, attached and incorporated by this reference, together with all improvements in, upon and under such land, and all rights, privileges, and easements appurtenant to and/or serving the land, including, without limitation, any right, title and interest of Grantor in and to all strips and gores between the land and abutting properties (if any), and all air rights and development rights appurtenant to the land. The above-referenced land is improved property located at 1100 McGavock Street, Nashville, Tennessee 37203. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

The Property is improved property known as "Master Unit N" of that certain 1100 McGavock Master Condominium, of record as Instrument No. 20240821-0064004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; and that it has a good right to sell and convey the Property.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the liens of taxes and assessments not yet due and payable and easements, covenants and restrictions of public record in the Real Property Records of Davidson County, Tennessee, and described on Exhibit B attached hereto and incorporated herein by this reference.

For the same consideration described above, Grantor also conveys to Grantee, all of Grantor's right, title, and interest in the following personal property: all other rights, privileges, appurtenances, and licenses owned by Grantor and in any way related to or used in connection with the Property, including, without limitation, all of Grantor's interest in the following to the extent they relate to the Property: (a) warranties, guaranties, indemnities, and claims (to the extent assignable), (b) development rights, utility capacity, governmental approvals, licenses, and permits (to the extent assignable), (c) plans, drawings, specifications, surveys, engineering reports and environmental reports (to the extent assignable), and (d) any other tangible personal property owned by Grantor, if any, which is located on or about the Property.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE

TO

SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 28th day of August, 2024.

GRANTOR:

1100M, LLC,
a Tennessee limited liability company

By: _____

Name: Amish Purohit

Title: Authorized Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Amish Purohit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Member of 1100M, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the LLC as such Authorized Member.

WITNESS my hand and office, this 26th day of August, 2024.

_____
Notary Public

My Commission Expires: 5/5/25

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the County of Davidson, State of Tennessee, and described as follows:

Master Unit N of 1100 McGavock Master Condominium described in the Master Condominium Declaration for 1100 McGavock Master Condominium, of record as Instrument No. 20240821-0064004, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to such unit as set forth in Attachment 1 of the Master Condominium Declaration for 1100 McGavock Master Condominium. Reference is hereby made to the plat of 1100 McGavock Master Condominium of record as Attachment 5 to the Master Condominium Declaration for 1100 McGavock Master Condominium for a more complete identification and description of said unit.

Being a portion of the property conveyed to 1100M, LLC, a Tennessee limited liability company, by deeds from Caden Group 4, LLC, a Tennessee limited liability company, of record in Instrument Nos. 201907310075638 and 201907310075639, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2024 and future years, the liens for such future years not yet due and payable.
2. Terms and provisions of Exception to Easement, by and between Gannett Satellite Info Network Inc. and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200104050033220, in the Register's Office of Davidson County, Tennessee.
3. Easements retained in Metropolitan Government Ordinances Nos. 73-614, 74-1098, and 88-308, Metropolitan's Clerk's Office of Davidson County, Tennessee.
4. Terms and provisions of Agreement, by and between Newspaper Printing Corporation, a Tennessee corporation and Exxon Corporation, a New Jersey corporation, of record in Book 4864, Page 493, in the Register's Office of Davidson County, Tennessee.
5. All matters shown on ALTA/NSPS survey made by William J. Huffman, RLS No. 1754, CESO Inc. on August 23, 2024, last revised August 27, 2024, designated as Project No. 763930.
6. Master Condominium Declaration for 1100 McGavock Master Condominium, of record as Instrument No. 20240821-0064004, Register's Office for Davidson County, Tennessee.