SPECIAL WARRANTY DEED

This instrument was prepared:
Cara J. Nelson, Esq.
DLA Piper LLP (US)
33 Arch Street, 26th Floor
Boston, Massachusetts 02110

Karen Johnson Davidson County
Batch# 1221982 DEEDWARRSP
12/31/2024 11:57:30 AM 6 pgs
Fees: $33.00 Taxes: $9,250.00
20241231-0101516

After Recording Return to:
AJE 300 JRP, LLC
300 James Robertson Parkway, 6th Floor
Nashville, TN 37201

Address New Owner(s)	Map-Parcel Numbers as Follows:	Name and Address of the Person or Entity Responsible for Real Property Taxes (New Owner)
300 James Robertson Parkway, 6th Floor Nashville, TN 37201	Map 093-02, Parcel 009.01	AJE 300 JRP, LLC 300 James Robertson Parkway, 6th Floor Nashville, TN 37201

STATE OF California)
COUNTY OF San Diego)

The actual consideration or value, whichever is greater, for this transfer is two million five hundred thousand and No/100 Dollars ($2,500,000).

M. Valgola
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of Dec., 2024.

D. Dennis
Notary Public

D. DENNIS
Notary Public - California
San Diego County
Commission # 2423444
My Comm. Expires Oct 25, 2026

My Commission Expires: Oct 25, 2026

1615847406.1

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 300 James Robertson Prop, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto AJE 300 JRP, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 300 James Robertson Parkway, Nashville, TN 37201.

TO HAVE AND TO HOLD the Property together with all appurtenances, hereditaments, estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

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

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Remainder of page left intentionally blank]

Witness my hand this ___ day of _____, 202__.

300 JAMES ROBERTSON PROP, LLC, a Delaware limited liability company

By: _____
Name: Jeffrey Laliberte
Title: Authorized Signatory

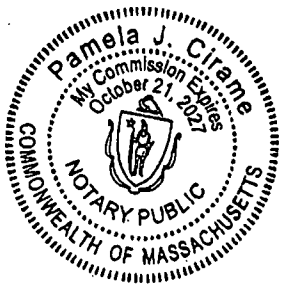
COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF Suffolk)

Before me, Pamela J. Ciame, a Notary Public of said County and State, personally appeared Jeffrey Laliberte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory of 300 James Robertson Prop, LLC, the within named bargainor, a Delaware limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

Witness my hand and seal this 18th day of December, 2024.

Pamela J. Ciame
Notary Public

My Commission Expires: 10/21/2027



[Signature Page to Special Warranty Deed]

EXHIBIT A

Property Description

A CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PARCEL C(D) ON THE PLAN OF THE RESUBDIVISION OF PARCELS C(A) AND C, OF THE CAPITOL HILL REDEVELOPMENT PROJECT, AS OF RECORD IN BOOK 3500, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF THIRD AVENUE NORTH, AT THE COMMON CORNER OF PARCEL C(C) AND C(D);

THENCE, WITH THE MARGIN OF SAID AVENUE, SOUTHERLY 142.00 FEET TO A POINT AT THE BEGINNING OF A CURVE;

THENCE, AROUND SAID CURVE, SOUTHWESTERLY 25.24 FEET TO A POINT IN THE NORTHERLY MARGIN OF JAMES ROBERTSON PARKWAY; THENCE, WITH THE MARGIN OF THE SAME, NORTHWESTERLY AROUND A CURVE, 277.68 FEET TO THE CORNER OF PARCEL C(C);

THENCE, WITH THE LINE BETWEEN PARCELS C(C) AND C(D), NORTH 65° 21' 00" EAST 225.75 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to 300 James Robertson Prop, LLC, a Delaware limited liability company, by deed from Court Square Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 202206160068916, in the register's office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 3500, Page 109, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project, by The Nashville Housing Authority, Nashville, Tennessee, a public body and body corporate and politic, of record in Book 2735, Page 473; as affected by Warranty Deed in Book 2742, Page 344; Amendment to the Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project Area in Book 4056, Page 887; and Amendment to the Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project in Instrument No. 200701220008939, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Court Square Association and Bellsouth Mobility LLC, a Georgia limited liability company d/b/a Cingular Wireless, of record in Instrument No. 200501100003818; as affected by First Amendment to Memorandum of Lease in Instrument No. 201604210038741, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Building and Rooftop Lease Agreement by and between Court Square Investments, LLC, successor by merger to Quidditch Investments, LLC, a Tennessee limited liability company and Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, of record in Instrument No. 201902080012366; As affected by Subordination, Non-Disturbance and Attornment Agreement in Instrument No. 201902080012408, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jamie Treanor, 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 Dec. 31, 2024.

Date

Affiant Signature

12-31-24

Date

State of California

County of San Diego

Sworn to and subscribed before me this 31 day of Dec, 2024.

Notary's Signature

My Commission Expires: Oct 25, 2026

Date

Notary's Seal (if on paper)

D. DENNIS
Notary Public - California
San Diego County
Commission # 2423444
My Comm. Expires Oct 25, 2026

202412310101516