This instrument prepared by:

Troutman Pepper Locke LLP
301 S. College Street, 34th Floor
Charlotte, North Carolina 28202
Attention: Michael F. Tomlinson, Esq.

After recording return to:

TMEC Nashville, Inc
515 S. Flower Street, Ste. 1800
Los Angeles, California 90071
Attn: Michelle Fontanez

Karen Johnson Davidson County
Batch# 1257557 DEEDWARRSP
04/08/2025 02:12:30 PM 10 pgs
Fees: $53.00 Taxes: $185,000.00
20250408-0026764

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner(s):	Send Tax Bills To:	Tax Parcel Number:
TMEC Nashville, Inc	TMEC Nashville, Inc	10501023300
515 S. Flower Street, Ste. 1800	515 S. Flower Street, Ste. 1800	10501023000
Los Angeles, California 90071	Los Angeles, California 90071	10501022800
Attn: Michelle Fontanez	Attn: Michelle Fontanez	10501022900

THIS INDENTURE, made and entered into this 7th day of April, 2025, by and between **AP EDGEHILL INVESTORS, LLC**, a Delaware limited liability company ("**Grantor**") and **TMEC NASHVILLE, INC**, a Delaware corporation ("**Grantee**").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All that certain real estate as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those certain matters set forth on Exhibit B attached (the "**Permitted Exceptions**"), to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

AP EDGEHILL INVESTORS, LLC,
a Delaware limited liability company

By: _____
Name: Sam E. Judd
Title: Managing Partner

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, a notary public of the state and county mentioned, personally appeared Sam E. Judd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Managing Partner of **AP EDGEHILL INVESTORS, LLC**, a Delaware limited liability company, the within named bargainor, a limited liability company, and that such Sam E. Judd as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Partner.

Date: April 4, 2025

_____
Notary Public
Printed/Typed Name: Lynette Capers Bell

My Commission Expires: 2/23/30

[Notary Seal]

LYNETTE CAPERS-BELL
My Comm. Expires
NOTARY PUBLIC
02/23/2030
MECKLENBURG COUNTY, NC

[*Signature Page to Special Warranty Deed*]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of April, 2025.

Notary Public

My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Tract I:
Map / Parcel 105 010 23300
1200 Villa Place

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 25 on the Plan of O. B. Hayes Large Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee. Said westerly one-half of said Lot No. 25 is more particularly described as follows:

Beginning at a point where Edgehill Street intersects Villa Place, running thence a southerly three hundred and five (305) feet along the easterly margin of Villa Place; thence easterly and parallel to the southerly margin of Edgehill Street one hundred and fifty-two (152) feet six (6) inches to the westerly margin of a proposed alley; thence northerly and parallel with the easterly margin of Villa Place three hundred and five (305) feet to the southerly margin of Edgehill Street at a point one hundred fifty-two (152) feet six (6) inches easterly from the easterly margin of Villa Place; thence westerly one hundred fifty-two (152) feet six (6) inches to the point of beginning.

Also described as follows:

Being a parcel of land in Davidson County, Tennessee, belonging to the EDGEHILL VILLAGE INVESTORS, LLC (Tax Map 105-01, Parcel 233) as recorded in Quit Claim Deed Instrument No. 20140307-0019402 Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar with Cherry cap in the northeast corner of said property and in the southerly right-of-way of Edgehill Avenue;

Thence, leaving the said right-of-way and with the easterly line of said property, South 09 Degrees 19 Minutes 16 Seconds West, a distance of 305.00 feet to a found 5/8" iron rebar with a yellow GS&P cap and being the northeast corner of the Bobbie L. Moore Estate, as recorded in instrument 20130107-0002074 (R.O.D.C.);

Thence, with the northerly line of the Moore Estate, North 82 Degrees 31 Minutes 38 Seconds West, a distance of 152.50 feet to a found PK Nail in concrete curb with GS&P shiner and being the northwest corner of the Moore Estate and in the easterly right-of-way line of Villa Place;

Thence, with the right-of-way line of Villa Place, North 09 Degrees 18 Minutes 22 Seconds East, a distance of 305.00 feet to a found PK Nail in concrete sidewalk with GS&P shiner and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the Edgehill Avenue right-of-way line, South 82 Degrees 31 Minutes 38 Seconds East, a distance of 152.58 feet back to the Point of Beginning.

The above description contains 46,500 SqFt. (+/-) and/or 1.07 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7, 2017. Source of North is per Tennessee Grid North (NAD 1983).

Tract II:
Map / Parcel 105 010 22800
1201 Villa Place

Land in Davidson County, Tennessee, being the North 145 feet of the Northeast corner of Tract No. 24 on the Map of O. B. Hayes' Plan of Large Lots, as of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee, and beginning at an iron pin, being the Northeast corner of a 10-foot alley and being the Northwest corner of this tract; thence with the Easterly margin of said alley 155.0 feet to a point; thence with the Northerly property line (William H. Elam as of record in Deed Book 10993, page 55) 145.0 feet to a point; thence with the Westerly right-of-way of Villa Place 155.00 feet to a point in the Southwest intersection of Villa Place and Edgehill Avenue; thence with the Northerly right-of-way of Edgehill Avenue 145.00 feet to the point of beginning, containing 22,475 square feet or 0.516 acres, more or less.

Also described as follows:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 228) as recorded in Quit Claim Deed Instrument No. 20140307-0019402 Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing ½" iron rebar in the northwest corner of said property and in the southerly right-of-way line of Edgehill Avenue;

Thence, in a southeasterly direction with the said right-of-way line, South 82 Degrees 34 Minutes 09 Seconds East, a distance of 144.26 feet to an existing Mag Nail in concrete sidewalk and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 156.19 feet to a found PK Nail in concrete with GS&P shiner and being the northeast corner of the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 49 Seconds West, a distance of 144.18 feet to a found 5/8" iron rebar with a yellow GS&P cap and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 155.00 feet to the Point of Beginning.

The above description contains 22,431 SqFt. (+/-) and/or 0.51 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

Tract III:
Map / Parcel 105 010 22900
1207 Villa Place

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Villa Place, 50 feet in width at the southeast corner of the property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793, Register's Office for Davidson County, Tennessee.

Thence with the westerly right-of-way line of Villa Place South 09 degrees 13 minutes 51 seconds West, 49.92 feet to a point at the northeast corner of Tract 4 of record in Instrument No.20020107-0002332;

Thence leaving the westerly right-of-way line of Villa Place with the northerly property line of said Tract 4, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to a point on the easterly right-of-way line of Alley No. 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 49.92 feet to a point at the southwest corner of said property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793;

Thence with the southerly property line of said Villa Way, LLC, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to the point of beginning, containing 7,196 square feet or 0.165 acres, more or less.

Also described as:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC [Tax Map 105-01, Parcel 229] as recorded in Quit Claim Deed Instrument Nos: 20140307-0019402, Register's Office of Davidson County [R.O.D.C.]:

Being more particularly described as the following:

Beginning at a found 5/8"iron rebar with a yellow GS&P cap in the northwest corner of said property and in the westerly right of way line of Alley No.438;

Thence, in a southeasterly direction with the northerly line of said property, South 82 Degrees 05 Minutes 49 Seconds East, a distance of 144.18 feet to a found PK Nail in concrete with a GS&P shiner and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 49.92 feet to a found 5/8" iron rebar with a yellow GS&P cap and being the northeast corner of the Edgehill Village Investores, LLC (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, R.O.D.C;

Thence, leaving said right-of-way line, North 82 Degrees 05 Minutes 50 Seconds West, a distance of 144.16 feet to a found PK Nail in asphalt with GS&P shiner and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 49.92 feet to the Point of Beginning.

The above description contains 7,195 SqFt. (+/-) and/or 0.16 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

Tract IV:
Map / Parcel 105 010 23000
0 Villa Place

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Villa Place, 50 feet in width, at a corner common with the property conveyed to Carl P. Massaro and Lori L. Evans of record in Instrument Number 20011214-0138424 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of way line of said Villa Place with the northerly property line of said Carl P. Massaro and Lori L. Evans, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to an iron rod set on the easterly right-of-way line of Alley Number 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 179.70 feet to a point at the southwest corner of the property conveyed to Villa Way, LLC, of record in Instrument Number 20040526-0062173, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said Alley Number 438 with the southerly property line of Villa Way, LLC, of record in Instrument Number 20040526-0062173, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to a point on the westerly right-of-way line of said Villa Place;

Thence with the westerly right-of-way line of Villa Place, South 09 degree 13 minutes 51 seconds West, 179.70 feet to the point of beginning, containing 25,901 square feet or 0.595 acres, more or less.

Also described as:

Being a parcel of land in Davidson County, Tennessee, belonging to the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 230) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, Register's Office of Davidson County (R.O.D.C.);

Being more particularly described as the following:

Beginning at an existing 1/2" iron rebar in the southeast corner of said property and the northeast corner of the Carl P. Massaro & Lori L. Evans Property (Tax Map 104-08, Parcel 241) as recorded in Instrument No. 20140307-0019402, R.O.D.C. and in the westerly right-of-way line of Villa Place;

Thence, leaving said right-of-way line with the northerly line of the Massaro/Evans property, North 82 Degrees 37 Minutes 24 Seconds West, a distance of 144.14 feet to an existing Concrete Monument and in the easterly right-of-way line of Alley No. 438;

Thence, in a northeasterly direction with the easterly right-of-way line of Alley No. 438, North 09 Degrees 13 Minutes 56 Seconds East, a distance of 179.56 feet to a found PK Nail in asphalt with GS&P shiner and being the southwest corner of the Edgehill Village Investors, LLC (Tax Map 105-01, Parcel 229) as recorded in Quit Claim Deed Instrument No. 20140307-0019402, R.O.D.C;

Thence, leaving said right-of-way line, South 82 Degrees 05 Minutes 50 Seconds East, a distance of 144.16 feet to a found 5/8" iron rebar with yellow GS&P cap and in the westerly right-of-way line of Villa Place;

Thence, in a southwesterly direction with the westerly right-of-way line of Villa Place, South 09 Degrees 15 Minutes 00 Seconds West, a distance of 178.23 feet to the Point of Beginning.

The above description contains 25,778 sqft. (+/-) and/or 0.56 acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory Gurney, TN RLS #2916 on April 7,2017. Source of North is per Tennessee Grid North (NAD 1983).

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2025, a lien, not yet due and payable.

2. All matters that would be shown by a current and accurate survey of the Property.

3. Rights of tenants in possession, as tenants only, under unrecorded leases.

4. Zoning laws and regulations and ordinances, proffers and similar conditions of municipal and other governmental authorities affecting the Property.

5. Orders of the Metropolitan Board of Zoning Appeals, recorded in Instruments Nos. 20030326-0039834 and 20030409-0047326, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 April 7, 2025 (date of document).

Affiant Signature

April 7, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of April, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON