Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1258354 DEEDWARRSP
04/14/2025 09 16 41 AM 6 pgs
Fees $33 00 Taxes $212,750 00
20250414-0027765

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS, AND SEND TAX BILLS TO	MAP PARCEL NUMBERS
NASHVILLE VANDY 208 PROPERTY, LLC, a Delaware limited liability company	09216020200 09216020300
34 Shadow Lane, Great Neck, NY 11021	

PREPARER, AND RETURN TO	SNEED, VINE & PERRY, P C 2705 Bee Caves Rd , Suite 160 Austin, Texas 78746

THIS SPECIAL WARRANTY DEED is made as of the 11th day of April, 2025, by and between MOODY NATIONAL BROADWAY-NASHVILLE HOLDING, LLC, a Delaware limited liability company ("Grantor"), to NASHVILLE VANDY 208 PROPERTY, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 34 Shadow Lane, Great Neck, NY 11021

WHEREAS, Grantor covenants that it holds legal fee title to certain real property located in Davidson County, Tennessee, together with all improvements, more particularly described in Exhibit "A," attached hereto (the "Property"), being all (or part) of the same property conveyed to Grantor by deed of record in the Register's Office of Davidson County, Tennessee as Instrument No 20150618-0058143, and

WHEREAS, Grantor covenants that it has good right to sell and convey to Grantee in fee simple all of its right, title and interest in and to the Property

WHEREAS, the Property is improved property known as 1811 Broadway, Nashville, Tennessee 37203

NOW, THEREFORE, in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property forever, including any after acquired title of Grantor, to have and to hold, TOGETHER WITH all rights of way, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of the Grantor in the said Property.

However, this conveyance is made subject to (a) general real estate taxes on the Property for the current year (which having been prorated, Grantee hereby assumes and agree to pay) and subsequent years and (b) all covenants, conditions, restrictions, easements, right of way and other title matters of record as shown on Exhibit "B."

AND the Grantor covenants that it will warrant and forever defend the right and title to the Property and quiet possession thereto hereby conveyed unto Grantee, its successors and assigns, against every person

whomever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its representative thereunto duly authorized as of the day and year first above written

GRANTOR

MOODY NATIONAL BROADWAY-NASHVILLE HOLDING, LLC, a Delaware limited liability company

By. _____
Brett C Moody, President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

On April 10, 2025 before me, the undersigned, a Notary Public in and for said State, duly commissioned and qualified, personally appeared Brett C Moody, 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 President of MOODY NATIONAL BROADWAY-NASHVILLE HOLDING, LLC, a Delaware limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President

WITNESS my hand and official seal at Harris County, Texas, this 10 day of April, 2025.

Chelsea Elizabeth Sahm
My Commission Expires
11/16/2027
Notary ID 134649601

_____
Notary Public in and for the State of Texas (SEAL)

STATE OF Tennessee
COUNTY OF Williamson

AFFIDAVIT OF VALUE

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $57,500,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Print Name. Holly Summers

SUBSCRIBED and sworn to me this 11th day of April, 2025.

Notary Public

My Commission Expires 1-31-2026

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MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

EXHIBIT "A"

THE PROPERTY

All that certain piece, parcel, or tract of land situate, lying and being located in the City of Nashville, Davidson County, State of Tennessee, containing 1.25 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Embassy Suites, 1811 Broadway), dated May 6, 2015, prepared by Azimuth Land Surveying (Cliff McGill, RLS, TN Registration No. 2699), and according to said plat having the following metes and bounds to wit:

Commencing at a one inch brass cap found at the intersection of the South right of way of Broadway (a 60' Wide Public Right-of-Way), and the East right of way of 19th Avenue South (a 50' Wide Public Right-of-Way), thence North 42 degrees 31 minutes 11 seconds East, 98.45 feet, passing a 1/2 inch rod at 54 86 feet, along the South right of way of Broadway to the Point of Beginning, being a point on the South right of way of Broadway and the northeast corner of Teresa J McGriff, Trustee, Instrument No. 20140521-0043552, APN: 092 16 0 199.00, thence continuing along the South right of way of Broadway, North 42 degrees 31 minutes 11 seconds East, 249.83 feet to a point which is 0.19 feet from a drill hole found, and being the common corner to The Bristol on Broadway Instrument No. 20050517-0055639, APN: 092 16 0D001.00, thence South 30 degrees 34 minutes 37 seconds East, 174.96 feet to a point near the southeasterly corner of a six level parking deck and being the common corner with Sounds Perfect, LLC, Instrument No 20070731-0090990, APN: 092 16 0 219.00 and The Bristol on Broadway; thence South 52 degrees 31 minutes 39 seconds West, 103.76 feet to a point within the common property line of Rick C. Giles and Patricia L Giles, Instrument No 20070801-0091561, APN: 092 16 0 220.00, thence with the common property line of Rick C Giles and Patricia L Giles the following two (2) courses and distances: 1) South 52 degrees 41 minutes 48 seconds West, 5 80 feet to a point; and 2) South 30 degrees 42 minutes 55 seconds East, 133.96 feet to a 5/8 inch iron rod on the northerly right of way of Division Street (a 45' Wide Public Right-of-Way); thence South 53 degrees 04 minutes 16 seconds West, 134.80 feet along the northerly right of way of Division Street to a point, the common corner of RC&KJ PROPERTIES, LLC, Instrument No. 20120223-0015929, APN: 092 16 0 223.00; thence North 29 degrees 50 minutes 38 second West, 264.35 feet to the point of beginning, containing 1 25 acres

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters on survey by Clifford McGill, RLS of Azimuth Land Surveying, dated March 31, 2025, and designated as Project Name. Embassy Suites Nashville at Vanderbilt, Job Number· AZ1062