Karen Johnson Davidson County
Batch # 1264859 DEEDWARRSP
04/24/2025 03 18 58 PM 5 pgs
Fees $28 00 Taxes $247,900 00
20250424-0031727

This Instrument Prepared By
Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, CA 90067
Attn Justin Scheuner

SPECIAL WARRANTY DEED

Address New Owner as Follows	Send Tax Bills To
Timeshare Acquisitions Nashville, LLC c/o KWC Management 20 Huling Avenue Memphis, TN 38103	Timeshare Acquisitions Nashville, LLC c/o KWC Management 20 Huling Avenue Memphis, TN 38103 Attn Jami Lazarov
Map & Parcel No 092-12-0-501 00	

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 1600 MCG OWNER, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto TIMESHARE ACQUISITIONS NASHVILLE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances")

This is improved property located at 1600 McGavock Street, Nashville, Tennessee

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successor 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 good right to sell and convey the same and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, except claims arising under or by virtue of the Permitted Encumbrances

[*remainder of page intentionally left blank*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 22nd day of April, 2025

GRANTOR:

1600 MCG OWNER, LLC,
a Delaware limited liability company

By _____
Name Jason Fudin
Title Chief Executive Officer and Secretary

STATE OF Virginia)
)
COUNTY OF Arlington)

Before me, Nazar Vysotskyi, a Notary Public of said County and State, personally appeared Jason Fudin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Executive Officer and Secretary (or other officer authorized to execute the instrument) of 1600 MCG OWNER, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its Chief Executive Officer and Secretary

Witness my hand and seal, at the office in Virginia, this 22 day of April, 2025

_____
Notary Public, State of Virginia
Name Nazar Vysotskyi
My Commission Expires May 31, 2029

NAZAR VYSOTSKYI
NOTARY PUBLIC
REG. #00292492
MY COMMISSION EXPIRES
MAY 31, 2029
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $67,000,000 00.

Affiant

Sworn to and subscribed before me, this 24th day of April, 2025.

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public

My Commission Expires:

Exhibit "A"

Legal Description

BEING A TRACT OF LAND LYING IN THE 19TH DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, BEING LOTS 9-16 OF A.G. ADAM'S SUBDIVISION OF LOT 222 OF MCNARY'S WEST NASHVILLE LOTS, AS RECORDED IN PLAT BOOK 57, PAGE 36, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC) AND ALLEY 440 CLOSED BY COUNCIL BILL 66-854 AND 64-381. BOUNDED ON THE SOUTH BY THE NORTHERN RIGHT OF WAY (ROW) OF MCGAVOCK STREET (49.5' ROW); BOUNDED ON THE WEST BY THE EASTERN ROW OF 17TH AVENUE SOUTH (50' ROW); BOUNDED ON THE NORTH BY THE SOUTHERN ROW OF ALLEY #236 (12' ROW); AND BOUNDED ON THE EAST BY THE WESTERN ROW OF 16TH AVENUE SOUTH (50' ROW). TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A FOUND P.K. NAIL LYING ON THE NORTHWEST ROW INTERSECTION OF SAID 16TH AVENUE SOUTH AND MCGAVOCK STREET; THENCE ALONG SAID ROW OF MCGAVOCK STREET SOUTH 62°46'03" WEST 404.67 FEET TO A SET POINT; THENCE ALONG SAID ROW OF 17TH AVENUE SOUTH NORTH 30°16'26" WEST 94.00 FEET TO A SET POINT; THENCE ALONG SAID ROW OF ALLEY #236 NORTH 52°01'19" EAST 416.37 FEET TO A SET POINT; THENCE ALONG SAID ROW OF 16TH AVENUE SOUTH SOUTH 27°25'40" EAST 171.50 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 54,093 SQUARE FEET OR 1.24 ACRES.

BEING THE SAME PROPERTY CONVEYED TO 1600 MCG OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 16TH AVE & MCGAVOCK PO LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20210806-0106425, DATED AUGUST 2, 2021, EFFECTIVE AUGUST 6, 2021, SAID REGISTER'S OFFICE.

Exhibit B

Permitted Exceptions

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 Plat Book 57, Page 36, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 16th Ave & McGavock PO Limited Partnership, of record in Instrument No. 201409110083369, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way, by and between 16th Ave & McGavock PO Limited Partnership and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201409250088545, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way, by and between 16th Ave & McGavock PO Limited Partnership and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201409250088546, in the Register's Office of Davidson County, Tennessee.

6. Grant of Easement from 16th Ave & McGavock PO Limited Partnership to Comcast of Nashville I, LLC, of record in Instrument No. 201601290008671, in the Register's Office of Davidson County, Tennessee.

7. Easement(s) retained in Ordinance No. 64-381 and Ordinance No. 66-854, filed with the Metropolitan County Clerk's Office of Davidson County, Tennessee.

8. Rights of others in and to the alley contiguous to the land.

9. Rights of tenants under unrecorded leases and the terms and provisions of said leases.