This instrument prepared by

Sports Resort Development, LLC
6277 Sea Harbor Drive
Orlando, Florida 32821
Attn: Rosmene Cleridor

Karen Johnson Davidson County
Batch # 1264859 DEEDWARRSP
04/24/2025 03 18 58 PM 4 pgs
Fees $23 00 Taxes $28,416 00
20250424-0031733

New Owner Address.	Send Tax Bills To:	Map - Parcel No
Sports Resort Development, LLC 6277 Sea Harbor Drive Orlando, Florida 32821	New Owner	Part of 092-12-0-501.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Timeshare Acquisitions Nashville, LLC, a Delaware limited liability company ("**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to Sports Resort Development, LLC, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**") This is improved property located at 1600 McGavock Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (but not otherwise), except with respect to the Permitted Exceptions

The plural number as used herein shall equally include the singular The masculine or feminine gender as used herein shall equally include the neuter

{The Remaining Portion of this Page Intentionally Left Blank}
{Execution and Notarization Page Follows}

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on April 16, 2025

TIMESHARE ACQUISITIONS NASHVILLE, LLC,
a Delaware limited liability company

By _____
Name D Webb Wilson
Title Authorized Person

STATE OF TENNESSEE)

COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared D Webb Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Person of Timeshare Acquisitions Nashville, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Person

Witness my hand and seal, at office in Memphis, Tennessee, this 16 day of April, 2025

[SEAL] ERIKA R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES JUNE 02, 2025

_____
Notary Public

My commission expires June 2, 2025

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,680,000

_____
Affiant

Witness my hand and seal, at office in Nashville, TN, this 24 day of April, 2025

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

_____
Notary Public

My commission expires 1/4/2027

Exhibit A
Legal Description

Parcel 1

Units 202, 204, 206, 208, 210, 212, 214, 216, 218, 220 of Nashville Music Row Condominium described in the Declaration Establishing Nashville Music Row Condominium, of record as Instrument No. 20250424-0031731, 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 Exhibit C of the Declaration Establishing Nashville Music Row Condominium Reference is hereby made to the plat of Nashville Music Row Condominium of record as Exhibit B of the Declaration Establishing Nashville Music Row Condominium for a more complete identification and description of said unit.

Being a portion of the property conveyed to Timeshare Acquisitions Nashville, LLC, a Delaware limited liability company, by deed from 1600 MCG Owner, LLC, a Delaware limited liability company, of record in Instrument No 20250424-0031727, in the Register's Office of Davidson County, Tennessee.

Parcel 2·

Easement(s) benefitting Parcel 1 contained in the Declaration Establishing Nashville Music Row Condominium, of record as Instrument No 20250424-0031731, Register's Office for Davidson County, Tennessee.

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. Declaration Establishing Nashville Music Row Condominium, of record as Instrument No. 20250424-0031731, Register's Office for Davidson County, Tennessee (the "Declaration")