This instrument prepared by:

Bass, Berry & Sims PLC
Richard Spore, Esq.
The Tower at Peabody Place
100 Peabody Place, Suite 1300
Memphis, Tennessee 38103

Karen Johnson Davidson County
Batch# 1270401 DEEDWARRSP
05/08/2025 09:49:30 AM 7 pgs
Fees: $38.00 Taxes: $414,400.00
20250508-0036018

After recording return to:

Hunton Andrews Kurth LLP
Matthew A. Scoville, Esq.
200 Park Avenue, 52nd Floor
New York, New York 10166

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
2010 West End Owner, L.L.C. c/o Tishman Speyer 45 Rockefeller Plaza New York, New York 10111	2010 West End Owner, L.L.C. c/o Tishman Speyer 45 Rockefeller Plaza New York, New York 10111	092-16-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee (as hereinafter defined) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, 2010 West End LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained, granted, sold and conveyed, and does hereby grant, sell, transfer and convey, unto 2010 West End Owner, L.L.C., a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

Being the same property conveyed to Grantor by deed from DRI/CA NASHVILLE, LLC, a Delaware limited liability company, of record at Instrument Number 20220105-0002350, Register's Office for Davidson County, Tennessee.

This being improved property commonly known as: 2010 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey the Property, and that the same is free from encumbrances made or suffered by Grantor, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of May —, 2025, and effective as of the 7th day of May, 2025.

GRANTOR:

2010 West End LLC,
a Delaware limited liability company

By: _____
Name: Mark Lapidus
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark Lapidus, the Authorized Signatory of 2010 West End LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Mark Lapidus as such Authorized Signatory.

Witness my hand and official seal this 1st day of May, 2025.

My Commission Expires:
June 7, 2027

_____
Notary Public

ADRA LEMOS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE0009223
Qualified in New York County
Commission Expires June 7, 2027

STATE OF New York

COUNTY OF New York

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 112,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 19 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: June 7, 2027

ADRA LEMOS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE0009223
Qualified in New York County
Commission Expires June 7, 2027

Exhibit "A" to Deed

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Foodmaker Subdivision, of record in Instrument No. 20001130-0117584, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Graduate Hotel Subdivision, of record in Instrument No. 20171113-0116443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH those certain easements benefitting Lot 2 as set-forth in Amended and Restated Temporary Reciprocal Construction Easement, Access Easement and Repair and Maintenance Agreement of record in Instrument No. 20190305-0019810, Register's Office for Davidson County, Tennessee.

Lots 1 and 2 having since combined into one map and parcel by Quit Claim Deed of record as Instrument No. 20190227-0017638, said Register's Office.

Being the same property conveyed to 2010 WEST END LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from DRI/CA NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220105-0002350, dated December 30, 2021, said Register's Office.

Exhibit "B" to Deed

Permitted Exceptions

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

2. Utility and Drainage Easements as shown on the Plan of record in Instrument No. 2001130-0117584 and Utility Easements as shown on the Plan of record in Instrument No. 20171113-0116443, said Register's Office, as approximately shown on Survey.

3. Amended and Restated Temporary Reciprocal Construction Easement, Access Easement and Repair and Maintenance Agreement of record in Instrument No. 20190305-0019810, said Register's Office, omitting therefrom Temporary Reciprocal Construction Easement as set forth in Section 2 and Temporary Reciprocal Airspace Easement as set forth in Section 3 of said document. (As to Tract 2 Only)

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190724-0072869, said Register's Office.

5. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190807-0078321, Register's Office, as shown on Survey.

6. The following matters as shown on ALTA/NSPS Land Title Survey dated December 15, 2024, last revised May 1, 2025, prepared by Derek J. Klinkenborg, Professional Land Surveyor of American Surveying & Mapping, Inc., under Job Number 2523083-55324 (the "Survey"), and any easement(s) or right(s)-of-way associated therewith:

   a. Retaining wall crosses westerly boundary line by 0.6' at most;
   b. Vault extends over the southeasterly property line by 2.0' at most;
   c. Retaining wall and parking garage cross westerly boundary line by 0.2' at most.

7. Rights of tenants under unrecorded leases, as tenants only, with no rights of first offer, rights of first refusal, option to purchase or other preferential purchase rights.

Tennessee Certification of Electronic Document

I, Nicole Nagarah, 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 May 7, 2025 (date of document).

Affiant Signature

5/8/25
Date

State of ~~Oakland~~ Michigan
County of Oakland

Sworn to and subscribed before me this 8th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/3/2029

NOTARY'S SEAL

Anne Marie Rizzo
Notary Public State of Michigan
Oakland County
My Commission Expires 5/3/2029
Acting in the County of Oakland