Karen Johnson
Batch # 1281427
06/04/2025 11.17 05 AM
Fees $18 00 Taxes $46,556 54
Davidson County
DEEDWARR
3 pgs
20250604-0043881

Prepared by and Returnable to:
Peter W. Ware, Jr., Esq.
A10 Capital, LLC
800 West Main Street, Suite 1100
Boise, Idaho 83702

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
THIF Vantage Property, LLC c/o Schroders Capital 7 Bryant Park New York, New York 10018 Attn: Paul Bratten	THIF Vantage Property, LLC c/o Schroders Capital 7 Bryant Park New York, New York 10018 Attn: Paul Bratten	071-13-0-004.0

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Twelve Million Five Hundred Eighty Two Thousand Eight Hundred Forty Seven and 38/100 Dollars ($12,582,847.38) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, A10 BAF 2021-D REO-Two Vantage Way, LLC, a Delaware limited liability company *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto THIF Vantage Property, LLC, a Delaware limited liability company (herein called "Grantee") the following described property, having an address of 2 Vantage Way, Nashville, Tennessee and being situated and located in Davidson County, Tennessee, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Lot 5A, on the plan of Resubdivision of Part of Block G, Section No. I, as shown on plat of record in Plat Book 4715, Page 70, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Charles W. Cook III, not individually, but as Successor Trustee, to A10 BAF 2021-D REO-Two Vantage Way, LLC, a Delaware limited liability company, as grantee, of record as Instrument No. 20240926-0074727, in the Register's Office of Davidson County, Tennessee.

Tax Parcel ID: 07113000400
Street Address: 2 Vantage Way, Nashville, Tennessee

The above-described property is improved property.

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

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of May 2025.

GRANTOR:

A10 BAF 2021-D REO-Two Vantage Way, LLC,
a Delaware limited liability company

By: _____
Name: Jacqueline C. Cox
Title: Senior Executive Vice President

STATE OF IDAHO)
COUNTY OF ADA)

Before me, Emilie Elizabeth Thomas of the State and County aforesaid, personally appeared Jacqueline C. Cox, Senior Executive Vice President, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Senior Executive Vice President of A10 BAF 20211-D REO Two Vantage Way, LLC, the within named bargainor, a Delaware limited liability company, and that she as such Senior Executive Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of A10 BAF 2021-D REO Two Vantage Way, LLC by herself as Senior Executive Vice President.

WITNESS my hand and seal, this 9th day of May, 2025.

EMILIE ELIZABETH THOMAS
COMMISSION #20222219
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/28/2028

Emilie Elizabeth Thomas
Notary Public
My Commission Expires: 4/28/2028

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is Twelve Million Five Hundred Eighty-Two Thousand Eight Hundred Forty-Seven and 38/100 Dollars ($12,582,847.38).

THIF Vantage Property, LLC, a Delaware limited liability company By: Schroder taft-Hartley Income TR LLC, its sole member
By: Schroder Investment management north america Inc., its investment adviser

AFFIANT WILLIAM SAUER
AUTHORIZED Signatory

Subscribed and sworn before me on this 21 day of May, 2025.

DAVID CHUANG
NOTARY PUBLIC-STATE OF NEW YORK
No 01CH6346754
Qualified in New York County
My Commission Expires 08-22-2028

Notary Public
My Commission Expires: 08-22-2028