Karen Johnson Davidson County
Batch# 1293156 DEEDWARRSP
07/02/2025 02:33:30 PM 6 pgs
Fees: $33.00 Taxes: $37,000.00
20250702-0052457

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10,000,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2025. Notary Public My Commission Expires: 1/22/2027

DONGELIA DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
TMEC Nashville, Inc. c/o Michelle Fontanez 515 S Flower St., Ste 1800 Los Angeles, CA 90071	New Owner	104 04 0 227.00 104 04 0 228.00 104 04 0 229.00 104 04 0 230.00 104 04 0 231.00 104 04 0 240.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EVI Holdings, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **TMEC Nashville, Inc.**, a Delaware corporation ("Grantee"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1202, 1204, 1206, 1208 and 1212 16th Ave S, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 2 day of July, 2025.

GRANTOR:

EVI Holdings, LLC
a Tennessee limited liability company

By: _____
Talbott P. Ottinger
Its: Authorized Representative

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Talbott P. Ottinger, the within named bargainor 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 Authorized Representative of EVI Holdings, LLC, a Tennessee limited liability company, and that as such Authorized Representative acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/28/29

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BN 90905494v1

EXHIBIT A

Legal Description

Property: **1202, 1204, 1206, 1208 & 1212 16th Avenue South, Nashville, TN**

TRACT 1: 1202 16th Ave. S. (Map & Parcel 104-04-227.00)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of 16th Avenue South, at a corner common with the property of Music Hill, L.L.C., as of record in Instrument Number: 200408100096202, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located South 07 deg 47 min 49 sec West, 55.00 feet from an "X" in concrete at the intersection of the southerly right-of-way line of 16th Avenue South; Thence leaving the easterly right-of-way line of 16th Avenue South, with the southerly property line of Music Hill, L.L.C., South 82 deg 36 min 52 sec East, 150.00 feet to a pk nail set in the westerly right-of-way line of Alley #438, width varies; Thence with the westerly right-of-way line of Alley #438, South 09 deg 07 min 51 sec West, 249.91 feet to an existing iron rod, at a corner common with the property of Kenneth E. Payne, as of record in Instrument Number: 201205180043361, at the Register's Office for Davidson County, Tennessee; Thence leaving the westerly right-of-way line of Alley #438, with the northerly property line of Kenneth E. Payne, North 82 deg 34 min 33 sec West, 146.42 feet to an existing iron rod in the easterly right-of-way line of 16th Avenue South; Thence with the easterly right-of-way line of 16th Avenue South, North 08 deg 18 min 36 sec East, 249.73 feet to the POINT OF BEGINNING.

INCLUDED in the above description, but EXCLUDED from the above described property is certain real property conveyed to Brad Daniel and Gary R. Belz, by deed of record in Instrument Number 200401020000018, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above description, but EXCLUDED from the above described property is certain real property conveyed to Wayne Bradley Daniel & Gary Belz Family Limited Partnership (being one and the same entity as The Gary Belz Family Limited Partnership), by deed of record in Instrument Number 200202190020759, and other previous deeds of record in Book 11128, page 42 and in Book 9914, page 745, Register's Office for Davidson County, Tennessee.

TRACT 2: 1204 16th Ave. S. (Map & Parcel 104-04-228.00)

Land in Davidson County, Tennessee, being the southerly 55 feet of the northerly 160 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 55 feet on the easterly side of 16th Avenue, South, as widened, and runs back between parallel lines, parallel to and 105 feet south of the south margin of Edgehill Avenue, 150 feet to an alley.

TRACT 3: 1206 16th Ave. S. (Map & Parcel 104-04-229.00 and 104-04-240.00)

Being the north 45 feet of the south 145 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the east side of 16th Avenue, South, as widened, and runs back between parallel lines, parallel to and 160 feet south from the south margin of Edgehill Avenue, 150 feet to an alley.

TRACT 4: 1208 16th Ave. S. (Map & Parcel 104-04-230.00)

Being the southwest part of Lot No. 24 on the Plan of O.B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 205.0 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue, South, southwardly 100.0 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160.0 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100.0 feet; thence at right angles westwardly 180.0 feet, more or less, to the beginning.

Tract 5: 1212 16th Ave. S. (Map & Parcel 104-04-231.00)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 50 feet of the westerly half of Lot No. 29 in O.B. Hayes Plan of large lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened at the corner of Lots 24 and 29; thence southerly with the easterly margin of 16th Avenue South 50 feet; thence easterly parallel with the northerly line of said Lot No. 29, 146.5 feet more or less to an alley; thence northerly with said alley 50 feet to the line between Lots 24 and 29; thence with said line westerly 146.5 feet, more or less, to the beginning point.

Being also described as follows:

Beginning at a found 1/2" iron rebar with no cap in the west right-of-way line of 16th Avenue South, said point being the northwest corner of the Irena J. Mueller property (Map 104-4, Parcel 231.00) as recorded in Instrument No: AF20151218-0127290 of the Register's Office of Davidson County, Tennessee (R.O.D.C.) and also being the southwest corner of the Edgehill Village Investors property (Map 104-4, Parcel 230) as recorded in Instrument No: DB 201606130059597 (R.O.D.C.);

Thence, with the northern line of the Mueller property, South 82 Degrees 36 Minutes 02 Seconds East, a distance of 146.47 feet to a found 1/2" iron rebar with no cap in the easterly right-of-way line of Alley 438;

Thence, with said right-of-way line, South 9 Degrees 29 Minutes 13 Seconds West, a distance of 49.96 feet to a found Railroad Spike, said point being the southeast corner of the Mueller property and the northeast corner of the Super 98 Holdings, LLC property (Map 104-8, Parcel 240.00) as recorded in Instrument No: QC 201101070002256 (R.O.D.C.)

Thence, with the southern line of the Mueller property, North 82 Degrees 36 Minutes 02 Seconds West, a distance of 146.23 feet to a set 5/8" iron rebar with a CESO, Inc. cap in the westerly right-of-way line of 16th Avenue South, said point being the southwest corner of the Mueller property and the northwest corner of the Super 98 Holdings, LLC property;

Thence, with the said right-of-way line, North 9 Degrees 12 Minutes 51 Seconds East, a distance of 49.95 feet back to the Point of Beginning.

Being the same property conveyed to EVI Holdings, LLC, a Tennessee limited liability company, by quitclaim deed from Edgehill Village Investors, LLC, of record in Instrument No. 20171229-0132419, in the Register's Office of 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 Book 21, Page 87, in the Register's Office of Davidson County, Tennessee. (Affects Tracts 2, 3, 4)
3. Terms and provisions of Grant of Easement, by and between Brad Daniel dba Edgehill Apartments and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201001220005755, in the Register's Office of Davidson County, Tennessee. (Affects Tract 4)
4. Rights of others in and to the Alley contiguous to the land.

Tennessee Certification of Electronic Document

I, _ Bainbridge Dillion , 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 _ 07/02/2025 (date of document).

Bainbridge Dillion
Affiant Signature

07/02/2025
Date

State of _Tennessee

County of _Davidson_

Sworn to and subscribed before me this **2nd** day of July, 2025 .

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

