This instrument prepared by:

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

Karen Johnson Davidson County
Batch# 1307002 DEEDWARRSP
08/08/2025 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $28,416.00
20250808-0063227

New Owner Address:	Send Tax Bills To:	Map - Parcel No.
First American Vacation Ownership and Trust Services, LLC. 400 International Parkway, Suite 380, Lake Mary, Florida 32746	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, Sports Resort Development, 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 First American Vacation Ownership and Trust Services, LLC, a Delaware limited liability company, as Trustee and duly appointed under the Declaration of Trust for the Sports Illustrated Resorts Club Vacation Ownership Plan, dated July 30th, 2025 ("**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 July 30th, 2025.

Signed, sealed and delivered
in the presence of:

Witness's Signature: Yenita Suarez

Print Name: Yenita Suarez

Witness's Signature: Ciarra Rodriguez

Print Name: Ciarra Rodriguez

Sports Resort Development, LLC

By: _____

Print Name: Kenneth Erik Brandt

Title: Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30th day of July, 2025 by Kenneth Erik Brandt, as Vice President of Sports Resort Development, LLC, a Delaware limited liability company, authorized to do business in Florida, on behalf of the corporation. He/She ☑ is personally known to me or ☐ has produced _____ as identification.

Name: Kathy Chang-Yen

(AFFIX NOTARY SEAL)

KATHY CHANG-YEN
Notary Public
State of Florida
Comm# HH483516
Expires 4/18/2028

Notary Public, State of Florida

My Commission Expires: 04/18/2028

(Commission Number, if any)

The actual consideration or value, whichever is greater, for this transfer is $7,680,000.00.

Affiant

Subscribed and sworn to before me this 30 day of July, 2025.

(Notary Signature)

(NOTARY SEAL)

MILENRI FIGUEROA
Notary Public
State of Florida
Comm# HH620894
Expires 12/11/2028

Milenri Figueroa
(Notary Name Printed)
NOTARY PUBLIC
Commission No. HH620894

Exhibit A
Legal Description

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

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 the same property conveyed to Sports Resort Development, LLC, a Delaware limited liability company, by deed from Timeshare Acquisitions Nashville, LLC, a Delaware limited liability company, of record in Instrument No. 20250424-0031733, 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").

Certificate of Authenticity

I, Carolyn Lee Bottorf, 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 July 30, 2025.

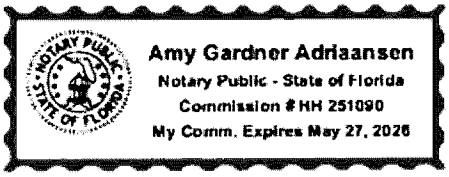
Carolyn Lee Bottorf
Affiant Signature -Carolyn Lee Bottorf

August 6, 2025
Date

STATE OF Florida
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ( ) physical presence or (X) online notarization this 6th day of August, 2025 by Carolyn Lee Bottorf.

Amy Gardner Adriaansen
Signature of Notary Public
Amy Gardner Adriaansen



Personally Known:____X_____ OR Produced Identification:_____
Type of Identification
Produced:_____