Karen Johnson Davidson County
Batch# 1310290 DEEDWARRSP
08/15/2025 08:13:30 AM 7 pgs
Fees: $38.00 Taxes: $204,425.00
20250815-0064987

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Katsky Korins LLP
605 Third Avenue, 17th Floor
New York, New York 10158
Attention: Neil S. Miller, Esq.
E-mail: nmiller@katskykorins.com

STATE OF New York)
COUNTY OF New York)

I hereby swear the actual consideration for this transfer or value of property transferred, whichever is greater, is $55,250,000.00.

Affiant

Subscribed and sworn to before me, this 4 day of August, 2025.

Notary Public

KATHLEEN MCCOSKER
Notary Public - State of New York
NO. 01MC6393713
Qualified in New York County
My Commission Expires Jun 24, 2027

My commission expires June 24, 2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
424 Church Street Nashville GP 595 Madison Avenue, 36th Floor New York, NY 10022	Same	Map 93-6-1 Parcel 49

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **B9 NTN OFFICE OWNER LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **424 CHURCH STREET NASHVILLE GP**, a Delaware partnership (the

"Grantee"), its successors, and its assigns, effective as of the 10th day of June, 2025 (the "Effective Date"), all of Grantor's interest in that certain tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference, including without limitation, all rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements located on, under or about said real estate, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real estate (all of the foregoing being collectively referred to as the "Property").

This conveyance is made subject to the following matters (the "Permitted Exceptions"):

1. Real property taxes and assessments not yet delinquent;

2. Covenants, conditions, restrictions, easements, rights of way and other matters, in each case, recorded among the said land records which lawfully apply to the Property or any portion thereof (and this reference shall not serve to reimpose same), including but not limited to those exceptions listed in the title insurance policy issued to the Grantee, and any other permitted exceptions as may be agreed upon by Grantor and Grantee;

3. All matters that would be disclosed or apparent by an accurate survey and/or physical inspection of the Property;

4. Applicable zoning, land use, and similar laws, ordinances, statutes, orders, requirements and regulations; and

5. The rights of parties in possession or tenants as tenants only pursuant to written leases or other written occupancy agreements for all or any part of the Property.

This is improved property known as 424 Church St., Nashville, TN 37219.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto, subject to the Permitted Exceptions, belonging to the said Grantee, its successors, and its assigns, in fee simple forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land, subject to the Permitted Exceptions, to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

GRANTOR:

B9 NTN OFFICE OWNER LLC,
a Delaware limited liability company

By: _____
Name: Tim Geiman
Title: SVP - Investments

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, _____ of _____, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

See attached.

CALIFORNIA JURAT GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on

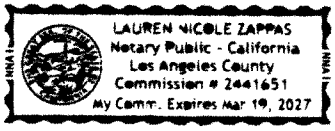
this 5 day of June, 20 25, by

Date *Month* *Year*

(1) Tim Gelman

(and (2) _____),

Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature Lauren Nicole Zappas

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

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

Land being in Nashville, Davidson County, Tennessee, being Lot No. 1, as shown on the plan of the Third National Bank Tower as recorded in Book 5200, page 759, Register's Office for Davidson County, Tennessee, located in the northeast quadrant of the intersection of Church Street and 5th Avenue North and being more particularly described as follows:

Beginning at a P.K. nail in the northerly margin of Church Street and the easterly margin of 5th Avenue North, thence, with the easterly margin of 5th Avenue North, N 26 deg. 43' 17" W, 209.85 feet to a point;

Thence, leaving said margin and along or near the southerly line of the Arcade Company of record in Deed Book 3319, page 516, Register's Office for said County; N 63 deg. 16' 43" E, 171.30 feet to a point in the westerly line of Public Alley No. 65;

Thence, with the westerly margin of said alley, S 26 deg. 43' 17" E, 209.85 feet to a P.K. nail in the northerly margin of Church Street;

Thence, with said margin, S 63 deg. 16' 43" W, 171.30 feet to the Point of Beginning.

Together with easements benefiting the above described real estate pursuant to the following:

Easements recorded in Book 6120, page 536, said Register's Office. (Easement I)

Skybridge Development, Construction, Maintenance and Easements Agreement of record in Book 6127, page 553, as recorded in Book 7656, page 743, said Register's Office. (Easement II)

Reciprocal Agreement for Cross Access with General Grants and Obligations as recorded in Book 6127, page 576, Register's Office for said County. (Easement III)

Being the same property conveyed to B9 NTN Office Owner LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20191226-0132988, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Alejandra Quintero, 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 06/05/2025 (date of document).

Affiant Signature

08/14/2025
Date

State of New York

County of New York

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029