Karen Johnson Davidson County
Batch# 1316562 DEEDWARRSP
08/29/2025 10:20:30 AM 5 pgs
Fees: $28.00 Taxes: $37,000.00
20250829-0069373

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $10,000,000.00. Affiant Subscribed and sworn to before me, this the 28th day of August, 2025. Notary Public My Commission Expires: 7/2/29

AMELIA BYARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
GD Broadway Nashville LLC 730 17th Street, Suite 108 Denver, CO 80202	Same as New Owner	093-064-008.00

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, **SWINGIN' DOORS SALOON, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **GD BROADWAY NASHVILLE LLC**, a Colorado limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in 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 111 4th Avenue South, Nashville, Davidson County, Tennessee 37201.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, has full power and authority and right to convey the same, and will warrant and forever defend title 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 for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 28th day of August, 2025.

GRANTOR:

SWINGIN' DOORS SALOON, LLC,
a Tennessee limited liability company

By: _____
Steven Ford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Swingin' Doors Saloon, LLC, a Tennessee limited liability company, the within named bargainor, and that he as the President of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand, at office, this 28th day of August, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/3/25

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Tract 2 on the Plan of Plan of Stolman Investments as shown on plat of record in Plat Book 6900, Page 575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Swingin' Doors Saloon, Inc., a Tennessee corporation, by Special Warranty Deed from J. Ronald Scott of record in Instrument No. 20110811-0061991, Register's Office for Davidson County, Tennessee, dated August 10, 2011 and recorded on August 11, 2011.

Further being the same property conveyed to Swingin' Doors Saloon, LLC, a Tennessee limited liability company by Quitclaim Deed from Swingin' Doors Saloon, Inc., a Tennessee corporation, of record in Instrument No. 20140529-0046105, Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on May 29, 2014.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the year 2025 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 575, Register's Office for Davidson County, Tennessee.

3. Covenants, easements, restrictions and reservations as set forth in Ordinance No. 097-755, as recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee; Ordinance No. 098-1187; Ordinance No. BL2002-1033, as recorded in Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee; Ordinance No. BL2002-1033; Instrument No. 20050124-0008719; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715, in the Register's Office for Davidson County, Tennessee.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Ernest C. Drake, TN RLS No. 2604, with AEI Consultants, dated August 19, 2025, designated as Job No. 511836, including:

    (a) Building crosses the subject property line by 0.3', as shown.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 August 28, 2025 (date of document).

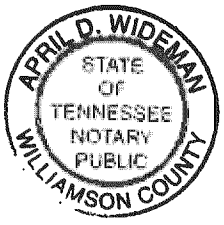
Affiant Signature

August 28, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2025.



NOTARY'S SEAL

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026