Prepared By and Upon Recording
Return to:

Lauren Giovannone Esq.
Gibson, Dunn & Crutcher LLP
333 South Grand Avenue
Los Angeles, CA 90071-3197

Karen Johnson Davidson County
Batch# 1324032 DEEDWARRSP
09/18/2025 11:55:30 AM 6 pgs
Fees: $33.00 Taxes: $92,500.00
20250918-0074647

ADDRESS NEW OWNER	SEND TAX BILLS TO:
c/o Somera Capital Management, LLC 1145 Eugenia Place, Suite 200 Carpinteria, California 93013	c/o Somera Capital Management, LLC 1145 Eugenia Place, Suite 200 Carpinteria, California 93013
MAP/PARCEL: 092 16 0 174.00	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Million Dollars ($25,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COREBRIDGE REI NASHVILLE HOTEL INVESTOR 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 SOMERA NASHVILLE OWNER 1, LLC, a Delaware limited liability company ("**Grantee**"), Grantees successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property known as Aloft Nashville West End, located at 1719 West End Avenue, Nashville, Tennessee 37203.

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 does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

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**").

[SIGNATURE(S) TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on September 17, 2025.

COREBRIDGE REI NASHVILLE HOTEL INVESTOR, LLC,
a Delaware limited liability company

By: Corebridge U.S. Real Estate Fund II, LP,
a Delaware limited partnership,
its sole member

By: Corebridge U.S. Real Estate Fund II GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name: Marianne Ganster
Title: Vice President

STATE OF New York

COUNTY OF Queens

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Marianne Ganster , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Vice President of Corebridge U.S. Real Estate Fund II GP, LLC, a Delaware limited liability company, general partner of Corebridge U.S. Real Estate Fund II, LP, a Delaware limited partnership, sole member of Corebridge REI Nashville Hotel Investor, LLC, a Delaware limited liability company authorized to execute the instrument of Corebridge REI Nashville Hotel Investor, LLC, the within named bargainor, a Delaware limited liability company, and that such person as such Vice President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Grantor as Vice President of Grantor.

WITNESS my hand and seal at office, on this 16th day of September 2025

_____
Notary Public

My Commission Expires: 7/2/2027

[SEAL]

BEATRIZ E. TALA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TA6170130
Qualified in Queens County
My Commission Expires 07-02-2027

STATE OF New York)

COUNTY OF Queens)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 25,000,000.00 .

AFFIANT

Subscribed and sworn to before me this 16th day of September 2025.

BEATRIZ E. TALA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TA6170130
Qualified in Queens County
My Commission Expires 07-02-2027

NOTARY PUBLIC

My Commission Expires: 7/2/27

[Signature Page to Deed]

Exhibit A to Deed

Legal Description

A parcel of property lying in Davidson County, Tennessee, being more particularly described as follows:

Being a 0.783 acre tract of land known as 1719 West End Avenue, Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin located on the southerly right of way margin of West End A venue, 90 feet right of way as its intersection with the easterly right of way margin of 18th Avenue North, 50 foot right of way, said iron pin marks the northwesterly property comer of the hereon described tract of land; thence, following the southerly right of way margin of West End Avenue North 60°17' 44" East, 115.00 feet to an iron pin; thence, leaving West End Avenue and following the westerly boundary of the Third National Bank property of record in Deed Book 1636, Page 305, R.O.D.C., TN. South 29°54'09" East, 162.40 feet to an iron rod; thence, South 29°53' 34" East, 116.84 feet to an iron pin located in the northerly right of way margin of Broadway Street, 60 foot right of way; thence, following said right of way margin South 43°13'34" West, 120.06 feet to an iron pin located at the intersection of the northerly right of way margin of Broadway Street and the easterly right of way margin of 18th A venue North; thence, following the easterly right of way margin of 18th Avenue North, North 29°55'06" West, 314.48 feet to the point of beginning; tract contains 34,124.9 sq. ft., or 0. 783 acres more or less, according to survey dated August 13, 2007, revised October 25, 2007, by Volunteer Land Surveying Services RLS#819, P.O. Box 100310, Nashville, Tennessee 37214.

Being the same property conveyed to ERGS ID Nashville REO, L.L.C., a Delaware limited liability company, by Successor Trustee's Deed of Record in Instrument No. 20120719-0063648, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to AIGGRE Nashville Hotel Investor LLC, a Delaware limited liability company by Special Warranty Deed from ERGS HI Nashville REO, L.L.C., a Delaware limited liability company of record in Instrument No. 20151124-0118955 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 24, 2015. AIGGRE Nashville Hotel Investor LLC has since changed its name to Corbridge REI Nashville Hotel Investor LLC.

Exhibit B to Deed

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 11190, Page 113, Register's Office for Davidson County, Tennessee.

3. Easement(s) retained in Metropolitan Government of Nashville and Davidson County Ordinance No. O96-494, not of record in the Register's Office of Davidson County, Tennessee.

4. License for Parking Spaces of record in Book 11506, Page 773, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Marc Israel, 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 9/17, 2025

.

Affiant Signature

9/17/25

Date

State of New York
County of New York

Sworn to and subscribed before me this 17 day of September 2025

Notary Signature

My commission expires: _____

ALON STEINER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ST6319333
Qualified in Rockland County
Commission Expires February 17, 2027