Karen Johnson Davidson County
Batch# 1324220 DEEDWARRSP
09/19/2025 10:09:30 AM 7 pgs
Fees: $38.00 Taxes: $144,311.10
20250919-0074928

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave, Suite 1550
Nashville, TN 37203
Attn: Brooks E. Brasfield, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
OP/AC Meridian Park Property, LLC 54 Music Sq E, Suite 100 Nashville, Tennessee 37203	OP/AC Meridian Park Property, LLC 54 Music Sq E, Suite 100 Nashville, Tennessee 37203	071 07 0 232.00

This Special Warranty Deed is executed as of September 18, 2025. FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PEP MERIDIAN PARK, L.L.C.,** a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **OP/AC MERIDIAN PARK PROPERTY, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").
>
> This being improved property commonly known as: 1801 Meridian St, Nashville, TN 37207.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

WITNESS THE EXECUTION HEREOF effective as the date first set forth above.

GRANTOR:

PEP MERIDIAN PARK, L.L.C.,
a Delaware limited liability company

By: PEP Meridian Park GP, L.L.C., a Delaware limited liability company, its manager

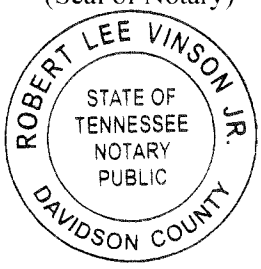
By: _____
Name: Martin H. Heflin
Title: Authorized Signatory

STATE OF TENNESSEE) SS
)
COUNTY OF DAVIDSON) SS

This instrument was acknowledged before me on September 18, 2025, by Martin H. Heflin, an authorized signatory of PEP Meridian Park GP, L.L.C., a Delaware limited liability company and manager of PEP Meridian Park, L.L.C., a Delaware limited liability company, as the act and deed of said entity.

_____
Name:
Notary Public in and for
The State of

(Seal of Notary)



My Commission Expires March 3, 2026

My commission expires: March 3, 2026

STATE OF TENNESSSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $39,003,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 18th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: March 2, 2027

MICHELE RANDALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of 2 Lot Subdivision Edith Avenue of record in plat at Instrument No. 202207010076467, in the Register's Office of Davidson County Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract 2:

Easement(s) benefiting Tract 1, a 16 foot easement along the westerly line ofthe remaining property of Nancy J. Clinard, the said easements being more particularly described as follows:

A part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to a point; thence South 85 degrees 30' East 16 feet to a point; thence South 7 degrees 38' West 188.60 feet to a point in the northerly margin of Edith Street; thence along said margin North 85 degrees 30' West 16 feet to the point of beginning.

Tract 3:
Easement(s) benefiting Tract 1 as set forth in Grant of Access Easement of record in Instrument No. 202206240072263, in the Register's Office ofDavidson County, Tennessee.

Tract 4:
Easement(s) benefiting Tract 1 as set forth in Grant of Access Easement of record in Instrument No. 202209060100054, in the Register's Office ofDavidson County, Tennessee.

Being part of the same property conveyed to PEP Meridian Park, L.L.C., a Delaware limited liability company, by Deed from PEP Meridian Park, L.L.C., a Delaware limited liability company, of record in Instrument No. 202006120060451, in the register's office for Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

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 1, Page 115; Book 1, Page 133; Book 332, Page 78; and Instrument No. 202207010076467, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of recorded in Book 5820, Page 467, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

4. Matters contained in Deed of recorded in Book 6766, Page 684, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

5. Terms and provisions of Permanent Easement, by and between Nannie J. Temple Wright, unmarried and Dennis E. Wood, of record in Book 7726, Page 793, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between PEP Meridian Park, L.L.C. and The Metropolitan Government of Nashville and Davidson County, its successors and assigns, of record in Instrument No. 202003270033384, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by PEP Meridian Park, L.L.C., of record in Instrument No. 202004140038844, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Grant of Access Easement, by and between The Villas at Lischey Corporation, a Tennessee Non-Profit corporation and PEP Meridian Park, LLC; Ashley C. Dugger; and 336 Edith Development, LLC, a Tennessee limited liability company, successors and assigns, of record in Instrument No. 202206240072263, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Grant of Access Easement, by and between The Villas at Lischey Corporation, a Tennessee Non-Profit corporation and PEP Meridian Park, LLC; Ashley C. Dugger; 336 Edith Development, LLC, a Tennessee limited liability company; Mothership Ventures, LLC; John K. Pratt; Christine M. Pratt; and Sarah Moore successors and assigns, of record in Instrument No. 202209060100054, in the Register's Office of Davidson County, Tennessee.

10. Rights of tenants in possession, as tenants only, with no options to purchase or rights of first refusal, under unrecorded written leases.

11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated July 10, 2025 and last revised September 16, 2025, as prepared by Tyler Reid Goodwin, TN RLS No. 3518, Blew, Inc., under Job No. 25-514355, as follows:

    (a) Electric, water, telephone and sanitary sewer lines located on the property without the benefit of a specific easement.
    (b) Fence of unknown ownership encroaching over and onto the adjoining property along the southerly boundary line.
    (c) Overhang encroaching over and into the alleyway along the northerly boundary line.

Tennessee Certification of Electronic Document

I, Dangelia Davis, 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 9/18/2025 (date of document).

Dangelia Davis
Affiant Signature

9/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2025.

Erica Allyn
Notary's Signature

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

MY COMMISSION EXPIRES: 1/4/2027