FROM: HPTMI PROPERTIES TRUST, a Maryland real estate investment trust

TO: JAY ANJANEYA NASHVILLE LLC, a Tennessee limited liability company

| Address New Owner as Follows: | Send Tax Bills To: | Map Parcel Numbers: |
|---|---|---|
| (Name)<br><br>Jay Anjaneya Nashville LLC | (Name)<br><br>Jay Anjaneya Nashville LLC | 10801006800 |
| (Street Address)<br><br>c/o Laxmi Hotels Group LLC, 4820 Nations Crossing Road, Suite D101, Charlotte, North Carolina 28217<br>Attn: Kunal Dave | (Street Address)<br><br>c/o Laxmi Hotels Group LLC, 4820 Nations Crossing Road, Suite D101, Charlotte, North Carolina 28217<br>Attn: Kunal Dave | |

THIS INSTRUMENT PREPARED BY: John M. Steiner, Esq., Sullivan & Worcester LLP, One Post Office Square, Boston, MA 02109

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $15,100,000.00.

Affiant:

JAY ANJANEYA NASHVILLE LLC,
a Tennessee limited liability company

By: Pallavi beN K Patel
Name: Pallavi beN K Patel
Title: Managing member

Subscribed and sworn to before me, this the 25 day of September, 2025.

PAUL KEVIN CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
HENDERSON COUNTY

Notary Public
My Comm. Expires: 1-17-27

Karen Johnson Davidson County
Batch# 1327889 DEEDWARRSP
09/29/2025 01:44:30 PM 6 pgs
Fees: $33.00 Taxes: $55,870.00
20250929-0077366

4927-4189-6550, v.4

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HPTMI PROPERTIES TRUST, a Maryland real estate investment trust, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JAY ANJANEYA NASHVILLE LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE;

Said property is transferred subject to all matters of record to the extent in force and applicable to said property; all matters that would be shown by a complete and accurate ALTA/NSPS survey of said property as of the date hereof; all real estate taxes and municipal assessments for said property for the current tax year not yet due or payable; all parties in possession as tenants, residents or guests at said property; and all applicable zoning, subdivision, building and any other land use laws and regulations.

This is improved property located at 1100 Airport Center Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THE DECLARATION OF TRUST ESTABLISHING GRANTOR, DATED JANUARY 14, 1998, AS AMENDED AND SUPPLEMENTED, AS FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, PROVIDES THAT NO TRUSTEE, OFFICER, SHAREHOLDER, EMPLOYEE OR AGENT OF GRANTOR SHALL BE HELD TO ANY PERSONAL LIABILITY, JOINTLY OR SEVERALLY, FOR ANY OBLIGATION OF, OR CLAIM AGAINST, GRANTOR. ALL PERSONS DEALING WITH GRANTOR IN ANY WAY SHALL LOOK ONLY TO THE ASSETS OF GRANTOR FOR THE PAYMENT OF ANY SUM OR THE PERFORMANCE OF ANY OBLIGATION.

WITNESS its hand this 22nd day of September, 2025, effective as of the 25th day of September, 2025.

HPTMI PROPERTIES TRUST,
a Maryland real estate investment trust

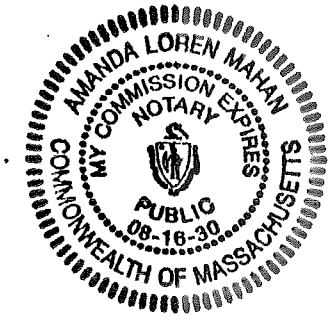
By: _____
Christopher J. Bilotto
President and Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS )
COUNTY OF MIDDLESEX )

On this 22nd day of September, 2025, before me, the undersigned notary public, Christopher J. Bilotto personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Chief Executive Officer for HPTMI Properties Trust, a Maryland real estate investment trust, as the voluntary act of said real estate investment trust.

_____
Amanda Mahan, Notary Public

[SEAL]




My Commission Expires: 8/16/30

**Exhibit A**
**Legal Description of Property**

Being a parcel of land lying in the Fourteenth Councilmanic District, Nashville, Davidson County, Tennessee, and being all of Lot No. 11 of the Metro Airport Center, Section 4, Phase 6 Plat, of record in Plat Book 6900, page 682, Register's Office for Davidson County, Tennessee, being more particularly described as follows: **

Beginning at an existing concrete monument at the southerly return curve at the southwest corner of the intersection of Airport Center Drive and Royal Parkway; thence,

1. Along the westerly right-of-way line of Airport Center Drive, South 10° 46' 08" West, 231.09 feet to an existing concrete monument; thence,

2. With a curve to the right, said curve having a radius of 476.96 feet, a Central angle of 35° 27' 06", an arc length of 295.12 feet to in iron pin (set), said curve also having a chord bearing and distance of South 28° 54' 27" West, 290.43 feet; thence,

3. South 47° 00' 31" West, 26.67 feet to an existing iron pin in the northeast corner of property conveyed to HPTWN Corporation of record in Book 10043, page 30, R.O.D.C., said point also being the southeast comer of the property herein described; thence,

4. With the northerly line of the HPTWN Corporation property, North 56° 31' 46" West, 286.02 feet to an existing iron pin in the southeast comer of property conveyed to Motels of America of record in Book 9311, page 54, R.O.D.C., said point also being the southwest comer of the property herein described; thence

5. With the easterly line of the Motels of America property, North 10° 46' 12" East, 443.42 feet to an existing iron pin located in the southerly right-of-way line of Royal Parkway, said point also being the northeast corner of the property herein described; thence,

6. Continuing in an easterly direction along the southerly right-of-way line of Royal Parkway, South 79° 13' 51" East, 345.05 feet to an existing concrete monument; thence,

7. With a curve to the right, said curve having a radius of 25.00 feet, a central angle of 90° 27' 01", an arc length of 39.47 feet and a chord bearing and distance of South 33° 59' 34" East. 35.49 feet to the Point of Beginning, containing 180,049 square feet, or 4.13 acres, more or less.

Together with common areas and sign located on common area pursuant to the Declaration of Covenants, Conditions, and Restrictions for the Metropolitan Airport Center recorded in Book 6477, Page 870.

Being the same property conveyed to HPTMI II Properties Trust, a Maryland real estate investment trust, by Special Warranty Deed of record in Instrument No. 20000707-0067757, Register's Office for Davidson County, Tennessee. HPTMI II Properties Trust, a Maryland real estate investment trust, is now known as HPTMI Properties Trust, a Maryland real estate

investment trust; as evidenced by Affidavit of Merger of record in Instrument No. 20230710-0052738, said Register's Office.

**Tennessee Certification of Electronic Document**

I, Stacey Hanrahan, 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 Sept 25, 2025 (date of document).

Stacey Hanrahan
Affiant Signature

9-26-25
Date

State of Massachusetts
County of Suffolk

Sworn to and subscribed before me this 26th day of September, 2025.

Notary's Signature

Jill C. Sharif
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 1, 2027