FORM OF DEED

This instrument was prepared by:
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Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1329419 DEEDWARRSP
10/02/2025 08:07:30 AM 5 pgs
Fees: $28.00 Taxes: $16,650.00
20251002-0078410

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Bryant Holdings, LLC 660 S. Mt. Juliet Road, Suite 120 Mount Juliet, Tennessee 37122	[same]	104-16-0-106.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ECG ASHWOOD, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **BRYANT HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

This is improved property located at 2300 21st Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Affiant

Subscribed and sworn to me this 1st day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 1 day of October, 2025.

GRANTOR:

ECG ASHWOOD, LLC, a
Tennessee limited liability company

By: ECG Ashwood Manager, LLC
Its: Manager

By: _____
Benjamin M. Brewer, its Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Benjamin M. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of ECG Ashwood Manager, LLC, the Manager of ECG Ashwood, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Manager of the Manager.

Witness my hand and seal, at office this 30 day of September, 2025.

BETSY LANGFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JAN 22, 2029

_____
NOTARY PUBLIC

My Commission Expires: 1/22/29

EXHIBIT A
Property Description

Land in Davidson County, TN, being Lot 1 on the resubdivision of the revised plan of George W. Blair's subdivision of Belmont Heights, as of record in Book 3842, page 147, Register's Office for said county, and described as follows:

BEGINNING on the easterly margin of 21st Avenue South, at the northwesterly corner of the property conveyed to Charles H. Ferrell by deed of record in Book 3370, page 93, said Register's Office, thence N 21 deg. 21' E along the easterly margin of 21st Avenue South a distance of 184.66 feet to a concrete monument which is the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 31.85 feet to a concrete monument in the southerly margin of Ashwood Avenue; thence with the southerly margin of Ashwood Avenue S 85 deg. 39' E 154.90 feet to a concrete monument; thence leaving the southerly margin of Ashwood Avenue S 4 deg. 21' W 197.12 feet to a concrete monument; thence N 84 deg. 59' W 232.83 feet to a concrete monument in the easterly margin of 21st Avenue South, the point of beginning.

Being the same property conveyed to ECG Ashwood, LLC, a Tennessee limited liability company, by special warranty deed from Ashwood Associates, a Tennessee general partnership, of record as Instrument No. 20160125-0006447 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1) Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2) Matters that would be disclosed by an accurate and complete land survey of the Property.

3) Rights of tenants in possession under prior unrecorded leases, as tenants only, without rights of first refusal or options to purchase the Property.

4) Subject to all matters shown on the Plan of record in Plat Book 3842, Page 147, Register's Office for Davidson County, Tennessee.

5) Deed of Conveyance of Sewer Lines of record in Book 4205, Page 574, in the Register's Office for Davidson County, Tennessee.

6) Amendment and Change of Minimum Building Setback Line and Reserved Area for Future Street ROW of record in Book 5305, Page 368, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 10/1/2025 (date of document).

J Spruill
Affiant Signature

10/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

