Karen Johnson Davidson County
Batch# 1338790 DEEDWARRSP
10/27/2025 02:01:30 PM 6 pgs
Fees: $33.00 Taxes: $86,727.48
20251027-0085322

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into as of the 16th day of October, 2025, by and between Invictus Glassworks TN LP, a Tennessee Limited Partnership, (the "Grantor"), and JLRE9 Owner LLC, a Delaware limited liability company (the "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantees the following described real estate, situated and being in the County of Davidson, State of Tennessee:

An undivided 32.72% tenancy in common interest in the real property and all improvements located thereon described on Exhibit A attached hereto and incorporated herein by reference.

Being the same property conveyed to the Grantor by deed of record in Instrument number in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their successors and assigns in fee simple forever.

SUBJECT TO that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of the May 24 2022 encumbering an interest in the real property situated in the City of Nashville, County of Davidson, State of Tennessee (and more particularly described in Exhibit A attached hereto), and recorded with the Davidson County Register of Deeds (as Instrument Number 20220614-0067719), as modified by that certain First Amendment to Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of August 13, 2025 (and recorded with the Davidson County Register of Deeds as Instrument Number 20250815-0065232) (and as it may be further modified and amended from time to time.

The Grantor does hereby covenant with the Grantees that it is lawfully seized in fee of the aforedescribed real estate; it has a good right to sell and convey the same; that the same is unencumbered other than as stated herein; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context thereof.

[Remainder of page intentionally left blank]
[Signature Page on following page]

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

INVICTUS GLASSWORKS TN LP, a Tennessee limited partnership

By: Glassworks TN GP LLC, its general partner

By: _____
Name: Peter Waller
Title: Authorized Signatory

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared PETER WALLER, 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 Authorized Signatory of Glassworks TN GP LLC, a GP LLC General Partner of Invictus Glassworks TN LP, the within named bargainor, a limited partnerhip, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnerhsip by himself as such Authorized Signatory.

WITNESS my hand and Notarial Seal at office this 15th day of October, 2025.

Eszter Kaszas
Notary Public

ESZTER KASZAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: January 22, 2029.

[Remainder of page intentionally left blank]

(FOR RECORDING DATA ONLY)

Property Address:
541Great Circle Road
Nashville, Tennessee

Property Owner:
JLRE9 Owner LLC

Ward, Block & Parcel Number:

Mail tax bills to:
c/o L3C Capital Partners
366 Madison Avenue
New York, NY 10017
Attn: Peter Waller

This instrument prepared by:
Stein Adler Dabah & Zelkowitz LLP
936 Broadway, 5th Floor
New York, NY 10010

Record and return to:
Stein Adler Dabah & Zelkowitz LLP
936 Broadway, 5th Floor
New York, NY 10010

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$23,439,859,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this
the 16th day of October, 2025.

Notary Public

My Commission Expires: April 14, 2029

JAMES FORGASON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FO0036104
Qualified in New York County
Commission Expires April 14, 2029

Property Address: 541Great Circle Road Nashville, Tennessee

Property Owner:

JLRE9 Owner LLC
366 Madison Avenue
NewYork, NY 10017
Attn: Peter Waller

Map & Parcel Number:

070 11 0 001.00

Mail tax bills to:

c/o L3C Capital Partners 366 Madison Avenue New York, NY 10017 Attn: Peter Waller

This instrument prepared by:

Stein Adler Dabah & Zelkowitz LLP

936 Broadway, 5th Floor

New York, NY 10010

Attorney Dan Dwyer

EXHIBIT A

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 2ND DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, AND BEING LOT 30 OF METROCENTER, RESUBDIVISION OF LOT 30, SECTION II AND LOT 32, SECTION 20 AS RECORDED IN INSTRUMENT NO. 20200820-0093859, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO INVICTUS GLASSWORKS TN LP, A TENNESSEE LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 70.02% TENANCY-IN-COMMON INTEREST, JLRE5 GW OWNER 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 19.21% TENANCY-IN-COMMON INTEREST, AND JLRE6 GW OWNER 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 10.77% TENANCY-IN-COMMON INTEREST, BY DEED FROM APEX GLASSWORKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220603-0064348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Jeff Wainscott, 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 10/16/2025 (date of document).

Affiant Signature

10/17/2025
Date

State of Indiana

County of Marion

Sworn to and subscribed before me this 17th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-28-29

NOTARY'S SEAL

GRACIE A. WADE
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0737101
My Commission Expires Oct 28, 2029