This instrument was prepared by:
Brooke D. Simons, Esq.
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone Number: (303) 297-2400

After recording return to:
First American Title Insurance Company
Attn: Kristin Brown
2555 East Camelback Road, Suite 350
Phoenix, AZ 85016

Karen Johnson Davidson County
Batch# 1347482 DEEDWARRSP
11/18/2025 09:48:30 AM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20251118-0091646

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TM Investment L.L.C. 7035 Stone Run Drive Brentwood, TN 37027	TM Investment L.L.C. 7035 Stone Run Drive Brentwood, TN 37027	134 13 0 247.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STORE MASTER FUNDING II, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **TM INVESTMENT L.L.C.**, a Tennessee limited liability company, (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, the fixtures affixed thereto, and all appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 217 Largo Drive, Nashville, TN 37211.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant and forever defend the Grantee the title to said property against the lawful claims of all persons claiming through or under Grantor, excluding claims arising out of the matters of record as of the date hereof, but no further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of this 14th day of November, 2025.

STORE MASTER FUNDING II, LLC,
a Delaware limited liability company

By: _____

Name: Lyena Hale

Title: ~~Senior Vice President~~ Portfolio Management

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of November, 2025, within my jurisdiction, the within named Lyena Hale, who acknowledged to me that he/she is the Senior VP of STORE Master Funding II, LLC, a Delaware limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, has executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

WITNESS my hand, at office, this 12th day of November, 2025.

Claudine Rousseau
Notary Public

My Commission Expires: July 18, 2029

(SEAL)

Claudine Rousseau
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-18-28
Commission No. 672196

STATE OF Arizona)

COUNTY OF Maricopa)

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $4,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Lyena Hale
Senior Vice President
Portfolio Management

Sworn to and subscribed before me this 12th day of November, 2025.

Notary Public

My Commission Expires:

July 18, 2028

Claudine Rousseau
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-18-28
Commission No. 672196

4898-3760-1644.1

STORE/ Hooter's
Special Warranty Deed
217 Largo Dr, Nashville, TN
File No.: 10210/02-83.8

EXHIBIT A

Legal Description

Street Address: 217 Largo Drive, Nashville, TN 37211

Legal Description:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the plan of Travellers Inn Subdivision, Section Two, Re-subdivision Lot 2, of record in Plat Book 4955, page 122, Register's Office for Davidson County, Tennessee, and also fully described as Parcel 247 on Travelers Inn Subdivision No. 2003S-064U-12, of record in Instrument No. 20030404-0044415, said Register's Office, to which plan reference is made for a more complete and detailed description.

BEING THE SAME PROPERTY CONVEYED TO STORE MASTER FUNDING II, LLC, BY SPECIAL WARRANTY DEED FROM F.E. WINGS "A", LLC, OF RECORD AS DOCUMENT NO. 20121227-0119470, WITH THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Ann Rell, 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 Novemer 14, 2025 (date of document).

Affiant Signature

November 17, 2025
Date

State of Arizona

County of Maricopa

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

Notary's Signature

MY COMMISSION EXPIRES: 2/15/2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026