Karen Johnson Davidson County
Batch# 1349820 DEEDTRS
11/21/2025 01:14:30 PM 6 pgs
Fees: $33.00 Taxes: $25,900.00
20251121-0093269

PREPARED BY AND RETURN TO:
Nelwyn W. Inman, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

Address of New Owner:	Send Tax Bills to:	Map Parcel Number:
McCormick 111, LLC c/o Beltway Capital Management, LLC Executive Plaza II 11350 McCormick Road, Suite 902 Hunt Valley, Maryland 21031	McCormick 111, LLC c/o Beltway Capital Management, LLC Executive Plaza II 11350 McCormick Road, Suite 902 Hunt Valley, Maryland 21031	093 02 3 199.00

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 21st day of November, 2025, by Nelwyn W. Inman, not individually but as substitute trustee.

WHEREAS, by Deed of Trust, Assignment of Rents and Security Agreement dated August 14, 2017, 501 Union Level Office LLC, a Tennessee limited liability company ("Borrower"), conveyed in trust to Ernest B. Williams IV, as Trustee, certain real property defined therein to secure payment of a debt in the original principal amount of $10,079,000.00, payable by Borrower to Bank of the Ozarks, an Arkansas state bank ("Original Lender"), recorded August 16, 2017, as Instrument Number 20170816-0084081 in the Register's Office of Davidson County, Tennessee (the "Register's Office") the foregoing hereinafter referred to as the "Deed of Trust";

WHEREAS, McCormick 101, LLC, a Maryland limited liability company ("Noteholder"), is the true and lawful owner and holder of the debt aforesaid, which is secured by the Deed of Trust, pursuant to that certain Assignment of Tennessee Deed of Trust dated September 21, 2023, recorded November 13, 2023, as Instrument Number 20231113-0088020 in the Register's Office;

WHEREAS, default has been made in the payment of debts and obligations secured by the Deed of Trust, said obligations remaining unpaid, and other conditions of default occurred, by reason of which the obligation secured by the Deed of Trust are in default and are due and payable in full;

WHEREAS, by instrument recorded September 3, 2025, as Instrument Number 20250903-0070244 in the Register's Office, Noteholder, as such owner, holder, and beneficiary, appointed Nelwyn W. Inman (hereinafter the "Substitute Trustee") as substitute trustee under the Deed of Trust, who is vested and empowered to serve with all rights, title, powers, and duties of the original Trustee named in the Deed of Trust;

WHEREAS, Noteholder directed the Substitute Trustee to sell the real property as provided in the Deed of Trust, and the Substitute Trustee caused notice to be published in *The Nashville Ledger* that such property would be sold on November 21, 2025, at 11:00 a.m. Central Time on the steps outside the main south entrance of the Davidson County Metropolitan Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, such foreclosure notice appearing in said newspaper in the editions of October 31, November 7, and November 14, 2025; and

WHEREAS, the Substitute Trustee, through her agent, Jake Adams, appeared at the above referenced Courthouse in Nashville, Tennessee, on November 21, 2025, at 11:00 a.m. and offered the property for sale, and after opening the floor for competitive bids, the highest and best bid was made by McCormick 101, LLC, a credit bid in the amount of $7,000,000.00, which bid was then assigned to McCormick 111, LLC, a Maryland limited liability company, as assignee of the Noteholder for said amount.

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes and any applicable restrictions and easements.

NOW, THEREFORE, I, NELWYN W. INMAN, not individually but as Substitute Trustee, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby convey unto McCORMICK 111, LLC, a Maryland limited liability company, its successors and assigns ("Grantee"), all right, title , and interest in and to the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Borrower as provided in the Deed of Trust, Borrower's equity of redemption being waived therein.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Substitute Trustee and/or Noteholder as to any matter whatsoever. Without limiting the foregoing, **Substitute Trustee disclaims all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Substitute Trustee disclaims all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws")**. Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of environmental laws, potential flood hazards, and any claims or causes of action including those asserted by or on behalf of Borrower. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Substitute Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

a. Any and all unpaid real and personal property taxes, plus penalty and interest, if any (sSuch taxes will not be pro-rated or paid from the trust estate);

b. Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which the foreclosure sale was held;

c. Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority over the Deed of Trust upon which the foreclosure was held;

d. Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee;

e. Rights or claims of parties in possession;

f. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property;

g. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect;

h. Any and all prior or superior liens, judgments, deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deed of Trust upon which the foreclosure sale was held; and

i. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

The undersigned Grantor, as Substitute Trustee, believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Successor Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

WITNESS the signature of the Substitute Trustee as of the day and date first above written.

Nelwyn W. Inman, not individually but as
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nelwyn W. Inman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Substitute Trustee, and that she as such Substitute Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name, not individually but as Substitute Trustee.

Witness my hand and seal this 21st day of November, 2025.

Ursula Jenkins-Turner
State
of
Tennessee
Notary
Public
Hamilton County

Ursula Jenkins-Turner
Notary Public

My Commission expires: 12/15/29

4926-2299-8391 v.1

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00.

Printed Name: Nelwyn Inman
On behalf of Grantee

Subscribed and sworn to before me
this 21st day of November, 2025.

Notary Public
Commission Expires: 10/15/29

Ursula Jenkins-Turner
State
of
Tennessee
Notary
Public
Hamilton County

4926-2299-8391 v.1

EXHIBIT "A"
Legal Description

Located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 88 of the Original Plan of the Town of Nashville, and being more particularly described as follows:

Beginning at the intersection of the southerly right of way of Union Street and the westerly right of way of 5th Avenue;

Thence following the westerly right of way of 5th Avenue South 17 degrees 00 minutes 31 seconds East for a distance of 64.33 feet to a point; thence leaving said right of way South 73 degrees 00 minutes 13 seconds West for a distance of 171.97 feet to a point on the easterly side of Harveys Alley (apparent 17-foot alley); thence following the easterly side of Harveys Alley North 16 degrees 51 minutes 23 seconds West for a distance of 63.35 feet to a point at the intersection of said alley and the southerly right of way of Union Street; thence following the southerly right of way of Union Street North 72 degrees 40 minutes 41 seconds East for a distance of 171.80 feet to the Point of Beginning.

Said tract or parcel of land contains 0.252 acre and is depicted on that certain ALTA/NSPS plat of survey prepared by LandPro Surveying and Mapping, Inc., sealed and certified by James H. Rader, GRLS No. 3033, dated August 3, 2017.

Being the same property conveyed 501 Union Level Office LLC by Special Warranty Deed dated August 14, 2017, of record as Instrument No. 20170816-0084079 and by Quitclaim Deed dated August 14, 2017, of record as Instrument No. 20170816-0084080, each in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Nelwyn W. Inman, do hereby make oath that I am a licensed attorney and 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 dated November 21, 2025, and authenticated according to law on November 21, 2025.

Nelwyn W. Inman

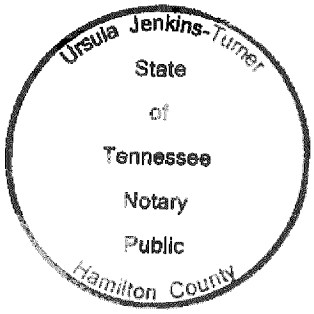
Date: November 21, 2025.

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 21st day of November 2025.

Ursula Jenkins-Turner
Notary Public

Commission Expires: 10/15/29



4902-9477-4135 v.1