1st

This instrument prepared by and after recording return to:

Mayer Brown LLP
1999 K Street, NW
Washington, D.C. 20006
Attn: Nathan McMichael

Karen Johnson Davidson County
Batch# 1351539 DEEDWARRSP
11/26/2025 01:47:30 PM 9 pgs
Fees: $48.00 Taxes: $251,600.00
20251126-0094580

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
CRP/ECG Stacks on Main Owner, L.L.C. Attn: Michael Lamping 1030 16th Avenue South, Suite 500 Nashville, TN 37212	CRP/ECG Stacks on Main Owner, L.L.C. Attn: Michael Lamping 1030 16th Avenue South, Suite 500 Nashville, TN 37212	082-15-0-227.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **535 Main St Owner, LLC** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CRP/ECG Stacks on Main Owner, L.L.C.** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

Being the same property conveyed to Grantor by Special Warranty Deed from 535 Main St. (Nashville) Owner, LLC, of record at Instrument Number 20210723-0099023, Register's Office for Davidson County, Tennessee.

This being improved property commonly known as: 535 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is free from encumbrances made or suffered by Grantor, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 19th day of November, 2025, and effective as of the 25th day of November, 2025.

GRANTOR:

535 Main St Owner, LLC,
a Delaware limited liability company

By: _____
Name: Mark Lapidus
Its: Authorized Signatory

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark Lapidus, the Authorized Signatory of 535 Main St Owner, LLC the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Mark Lapidus, as such Authorized Signatory.

Witness my hand and official seal this 19th day of November, 2025.

My Commission Expires:
June 7, 2027

_____
Notary Public

ADRA LEMOS
Notary Public, State of New York
No. 01LE0009223
Qualified in New York County
Commission Expires June 7, 2027

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 68,000,000.

Affiant

Sworn to and subscribed before me,
this 25 day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A" to Deed

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

PARCEL A:

LOT NO. 2 AS SHOWN ON THE FINAL PLAT OF VTH 5TH AND MAIN PROPERTY, OF RECORD AS INSTRUMENT NO. 201210120093520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF LOT NO. 2.

PARCEL B:

PARCEL ID# 08215015400 AS SHOWN ON THE FINAL PLAT OF VTH 5TH AND MAIN PROPERTY, OF RECORD AS INSTRUMENT NO. 201210120093520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN ON OF SIXTH STREET AND THE SOUTHEASTERLY CORNER OF THE WELCH PROPERTY, AS OF RECORD IN BOOK 9428, PAGE 291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(1) THENCE ALONG SIXTH STREET; S 25° 16' 16" E, 230.33 FEET TO AN IRON PIN;
(2) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90° 22' 37", A RADIUS 17.50 FEET AND AN ARC LENGTH OF 27.61 FEET TO AN IRON PIN;
(3) THENCE ALONG MAIN STREET; S 65° 06' 17" W, 138.40 FEET TO AN IRON PIN;
(4) THENCE N 27° 11' 11" W, 244.96 FEET TO AN IRON PIN;
(5) THENCE N 63° 59' 45" E, 164.20 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY J. ALAN CUMMINGS, RLS NO. 2531, CRAWFORD & CUMMINGS, P.C., JOB NO. 14-030, DATED MARCH 12, 2014, LAST REVISED FEBRUARY 10, 2015, AS FOLLOWS:

LAND SITUATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND NORTH 6TH STREET, IN THE 5TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING THE LAND DEEDED TO SIXTH & MAIN, LLC BY DEED RECORDED AS INSTRUMENT #20121017-0095420 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE ALSO CONTAINING ALL OF LOT 2 OF THE VTH 5TH AND MAIN, LLC PROPERTY, RECORDED AS INSTRUMENT #20121012-0093520, R.O.D.C., TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 5/8" IRON ROD (NEW) ON THE NORTH RIGHT OF WAY

LINE OF MAIN STREET AND AT THE SOUTHWEST CORNER OF LOT 2;

THENCE WITH THE COMMON LOT LINE BETWEEN LOT 2 AND LOT 1 OF THE VTH 5TH AND MAIN, LLC PROPERTY THE FOLLOWING 3 CALLS (1 THROUGH 3):

1. N24°44'54"W, A DISTANCE OF 262.38 FEET TO A CAPPED 5/8" IRON ROD (NEW);

2. S65°15'06"W, A DISTANCE OF 69.81 FEET TO A "MAG" NAIL (NEW);

3. N24°44'54"W, A DISTANCE OF 117.75 FEET TO A CAPPED 5/8" IRON ROD (NEW) ON THE SOUTH LINE OF THE LAND DEEDED TO THE NASHVILLE HOUSING AUTHORITY (NOW M.D.H.A.) BY DEED RECORDED IN BOOK 4528, PAGE 125, R.O.D.C., TENNESSEE;

4. THENCE, WITH THE SOUTH LINE OF SAID M.D.H.A. LAND, N64°43'08"E, A DISTANCE OF 411.16 FEET TO A CAPPED (RAGAN-SMITH CAP) 1/2" IRON ROD (OLD) ON THE WEST RIGHT OF WAY LINE OF NORTH 6TH STREET;

5. THENCE, WITH THE WEST RIGHT OF WAY OF NORTH 6TH STREET AND WITH A CURVE TO THE RIGHT, SOUTHEASTERLY AN ARC LENGTH OF 69.32 FEET, SAID CURVE HAVING A RADIUS OF 649.50 FEET, A DELTA ANGLE OF 06°06'55", AND A CHORD OF S27°55'04"E, 69.29 FEET TO A CAPPED 5/8" IRON ROD (NEW);

6. THENCE, CONTINUING WITH THE WEST RIGHT OF WAY LINE OF NORTH 6TH STREET, S24°45'48"E, A DISTANCE OF 309.24 FEET TO A CAPPED 5/8" IRON ROD (NEW) AT THE POINT OF CURVATURE;

7. THENCE, WITH THE RADIUS RETURN BETWEEN THE WEST RIGHT OF WAY LINE OF NORTH 6TH STREET AND THE NORTH RIGHT OF WAY LINE OF MAIN STREET AND WITH A CURVE TO THE RIGHT, SOUTHWESTERLY AN ARC LENGTH OF 27.46 FEET, SAID CURVE HAVING A RADIUS OF 17.50 FEET, A DELTA ANGLE OF 89°54'11", AND A CHORD OF S20°11'18"W, 24.73 FEET TO A CAPPED 5/8" IRON ROD (NEW);

8. THENCE, WITH THE NORTH RIGHT OF WAY LINE OF MAIN STREET, S65°12'24"W, A DISTANCE OF 138.71 FEET TO A CAPPED 5/8" IRON ROD (NEW);

9. THENCE, WITH AN OFFSET IN THE NORTH RIGHT OF WAY LINE OF MAIN STREET, N26°37'59"W, A DISTANCE OF 7.50 FEET A CAPPED 5/8" IRON ROD (NEW);

10. THENCE, WITH THE NORTH RIGHT OF WAY LINE OF MAIN STREET, S66°38'37"W, A DISTANCE OF 188.87 FEET TO THE POINT OF BEGINNING;

TRACT II:

TOGETHER WITH EASEMENTS BENEFITTING TRACT I OF THE LAND CONTAINED

IN THE TENTH AMENDMENT TO MASTER DEED FOR 5TH AND MAIN CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20121017-0095419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III:

TOGETHER WITH EASEMENTS BENEFITTING TRACT I OF THE LAND CONTAINED IN THE EASEMENT AGREEMENT BETWEEN 5TH AND MAIN CONDOMINIUM ASSOCIATION, LLC AND STACKS ON MAIN OWNER, LLC OF RECORD IN INSTRUMENT NO. 201501290008490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "B" to Deed

Permitted Exceptions

1. All matters shown on the Plan of record as Instrument Number 20121012-0093520, Register's Office of Davidson County, Tennessee.
2. Restrictive Covenants Running with the Land of The Metro Development and Housing Agency in the East Bank Redevelopment District of record in Book 10078, Page 364; as supplemented in Book 10169, Page 1; and as supplemented in Book 11625, Page 241, Register's Office of Davidson County, Tennessee.
3. Stormwater Detention Agreement of record in Instrument No. 20050623-0072082, Register's Office of Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20050623-0072134, Register's Office of Davidson County, Tennessee, shown on Survey.
5. Non-Discrimination Covenants contained in Deed of record in Instrument No. 20060630-0078750; as affected by Release of Property from Restrictive Covenants of record in Instrument No. 20141205-0111676, Register's Office of Davidson County, Tennessee.
6. Terms and provisions, including, but not limited to, ingress/egress easement and restrictions, contained in Tenth Amendment to Master Deed for 5th and Main Condominium of record in Instrument No. 20121017-0095419, Register's Office of Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140926-0088904, Register's Office of Davidson County, Tennessee.
8. Grant of Utility Line Easement of record in Instrument No. 20141113-0104851, Register's Office of Davidson County, Tennessee, shown on Survey.
9. Agreement for Dedication of Public Street Right of Way of record in Instrument No. 201501270007832; as corrected in Instrument No. 20150415-0033416, Register's Office of Davidson County, Tennessee, shown on Survey.
10. Easement Agreement by and between Stacks on Main Owner, LLC and 5th and Main Condominium Association, Inc., of record in Instrument No. 20150129-0008490, Register's Office of Davidson County, Tennessee, shown on Survey.
11. Grant of Easement from Stacks on Main Owner, LLC to Comcast of Nashville I, LLC, of record in Instrument No. 20160301-0019398, Register's Office of Davidson County, Tennessee
12. Any rights, easements, interests, or claims that would be disclosed by an accurate and current survey of the Property.
13. Ad valorem tax liens and special assessment liens for 2025 and subsequent years, in each case not yet due or payable.
14. Rights of tenants, as tenants only, with no rights or options of purchase.

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 11/25/2025 (date of document).

J Spruill
Affiant Signature

11-25-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of November, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

