Karen Johnson Davidson County
Batch# 1353026 DEEDWARRSP
12/03/2025 09:08:30 AM 8 pgs
Fees: $43.00 Taxes: $185,000.00
20251203-0095704

THIS INSTRUMENT WAS PREPARED BY:

Bradley Arant Boult Cummings LLP (REW)
1221 Broadway, Suite 2400
Nashville, TN 37203

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
WALTENN LLC 1001 East Atlantic Avenue Suite 202 Delray Beach, Florida 33483 Attn: Mark Walsh	New Owner	09302314600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **230 NORTH LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **WALTENN LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 230 4th Avenue North, Nashville, Tennessee 37219.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 1st day of December 2025.

GRANTOR:

230 NORTH LLC,
a Delaware limited liability company

By: _____
Name: P.J. King
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Theresa Hostetler, a Notary Public with authority to act in the State and County aforesaid, P.J. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 1st day of December, 2025.

Theresa Hostetler
Notary Public

My Commission Expires: _____



STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Fifty Million and 00/100 Dollars ($50,000,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 1st day of December, 2025.

Notary Public

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2028

EXHIBIT A

The Property

A certain tract of land in the 19th councilmanic district of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail (new) at the intersection of the Easterly right-of-way of Fourth Avenue North (49.5-foot right-of-way) and the Northerly right-of-way of the bank alley (20-foot right-of-way), the Southwesterly corner of the herein described tract; thence, with said Easterly right-of-way, North 27 degrees 28 minutes 33 seconds West, 128.30 feet to a point in a brick wall at the Southwesterly corner of the Mary C. Lagrone property of record as Instrument No. 200503240032328, R.O.D.C., Tennessee; thence, leaving said Easterly right-of-way, with the Southerly line of the said Lagrone property and with the Southerly line of the Andy's Union, LLC property of record as Instrument No. 201112150097920, R.O.D.C., Tennessee, North 62 degrees 19 minutes 06 seconds East, 54.66 feet to a point in a said wall; thence, continuing with the Southerly line of the said Andy's Union, LLC property, South 27 degrees 40 minutes 54 seconds East, 0.50 feet to a point in said wall; thence, with the Southerly line of the said Andy's Union, LLC property, the Southerly line of the Union Street Properties, LLC property of record as Instrument No. 200703300038470, R.O.D.C., Tennessee, the Southerly line of the 323 Union Street Property of record in Book 5863, Page 452, R.O.D.C., Tennessee and the Southerly line of the 323 Union Street Property of record in Book 5863, Page 450, R.O.D.C., Tennessee, North 62 degrees 19 minutes 06 seconds East, 117.24 feet to a P.K. nail (new) in the Westerly right-of-way of Printers Alley (15-foot right-of-way); thence, with said Westerly right-of-way, South 26 degrees 51 minutes 26 seconds East, 128.10 feet to an existing lead and tack in said Northerly right-of-way of the bank alley; thence, with said Northerly right-of-way, South 62 degrees 24 minutes 58 seconds West, 170.52 feet to the Point of Beginning.

Being the same property conveyed to 230 North LLC, a Delaware limited liability company by Warranty Deed of record as Instrument No. 20131104-0114072 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Alley Agreements of record in Book 63, Page 104, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of recorded in Book 4539, Page 507, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Reciprocal Easements, by and between Metropolitan Federal Savings and Loan Association; 230 Fourth Avenue, North, a Tennessee limited partnership of which J. Michael Tomlin and John C. Neff are the general partners and Travel, Inc., of record in Book 6230, Page 498, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Privilege, by and between Metropolitan Federal Savings and Loan Association and Travel, Inc., of record in Book 6434, Page 545, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (formerly, The Nashville Housing Authority), of record in Book 7423, Page 374, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Facade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan - Rutledge Hill Redevelopment Plan, by Metropolitan Development and Housing Agency Nashville and Davidson County, Tennessee, of record in Book 7631, Page 606, in the Register's Office of Davidson County, Tennessee.

8. Restrictive Covenants – Capitol Mall Redevelopment Project Plan, as amended and approved by Ordinance No. 82-845 and Ordinance No. 87-1695 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee as affected by Ordinance No. O97-755 in Book 10512, Page 464; Ordinance No. BL2002-1033 in Instrument No. 200206260076795; Substitute Ordinance No. BL2004-424 in Instrument No. 200501240008719; Ordinance No. BL2013-377 in Instrument No. 201309030092714; and Ordinance No. BL2009-436 in Instrument No. 201309030092715, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The

Metropolitan Development and Housing Agency (formerly, The Nashville Housing Authority), of record in Book 8421, Page 587, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Easement for the Right-of-Way of Installing Luminare on Side of Property, by and between Industrial Development Board of the Metropolitan Government and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8899, Page 32, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between J & G Realty Associates, a New Jersey general partnership and SouthTrust Bank of Middle Tennessee, a Tennessee banking association, of record in Book 9198, Page 886, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between J & G Realty Associates, a New Jersey general partnership and SouthTrust Bank of Middle Tennessee, a Tennessee banking association, of record in Book 9198, Page 889, in the Register's Office of Davidson County, Tennessee.

13. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (formerly, the Nashville Housing Authority), of record in Book 9208, Page 613, in the Register's Office of Davidson County, Tennessee.

14. Terms and provisions of Lease Agreement, by and between J&G Realty Associates and World Finance Corporation of Tennessee, of record in Instrument No. 200408310105116, in the Register's Office of Davidson County, Tennessee.

15. Terms and provisions of Agreement for Dedication of Pedestrian Easement and Right-of-Way, by and between 230 North LLC, a Delaware limited liability company and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201610100106872, in the Register's Office of Davidson County, Tennessee.

16. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Seamus Ross, of record in Instrument No. 201610270113583, in the Register's Office of Davidson County, Tennessee.

17. Rights of others in and to the Alley contiguous to the land.

18. That portion of the land embraced within the bounds of any public road or thoroughfare.

19. Rights of tenants under unrecorded leases.

20. Rights of hotel guests to occupy rooms or suites at the Property on a transient basis, together with all rights customarily granted to such guests, including, without limitation, rights of ingress and egress and use of common areas and amenities.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 12/1/2025 (date of document).

Erica Allyn
Affiant Signature

12/1/2025
Date

State of Tennessee
County of Davidson

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

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

