Prepared by and

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

10 Music Circle Property Owner Partners
c/o ERG NASH 10 Music Circle Holdings, LLC
500 W. 5th Street, Suite 700
Austin, Texas 78701
Attention: Geoffrey Palmer

Karen Johnson Davidson County
Batch# 1353867 DEEDWARRSP
12/04/2025 12:43:30 PM 6 pgs
Fees: $33.00 Taxes: $38,850.00
20251204-0096518

(Space Above For Recorder's Use)

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
10 MUSIC CIRCLE PROPERTY OWNER PARTNERS	10 MUSIC CIRCLE PROPERTY OWNER PARTNERS	093-13-0-061.00
c/o ERG NASH 10 Music Circle Holdings, LLC	c/o ERG NASH 10 Music Circle Holdings, LLC	
500 W. 5th Street, Suite 700	500 W. 5th Street, Suite 700	
Austin, Texas 78701	Austin, Texas 78701	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1st day of December, 2025, by **CUMULUS BROADCASTING LLC**, a Delaware limited liability company ("Grantor"), to **10 MUSIC CIRCLE PROPERTY OWNER PARTNERS**, a Delaware general partnership ("Grantee").

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) paid in hand by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which Grantor acknowledges, Grantor hereby grants and conveys to Grantee, Grantee's successors and assigns, in fee simple, all of the lots and parcels of land situate, lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the buildings and improvements erected, made or being on such land; all of the rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages belonging or in anywise appertaining to such land; and all right, title and interest of Grantor in and to the land lying in the bed of any now existing public street, road, or highway in front of, adjoining, or servicing such land.

TO HAVE AND TO HOLD such land and premises above described or mentioned and hereby intended to be conveyed, unto Grantee, its successors and assigns, in fee simple, forever.

AND Grantor hereby warrants specially the property hereby conveyed; Grantor has a good right to convey the property; and Grantor agrees to execute such further assurances as may be requisite.

[Remainder of page intentionally blank.
Signature page follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first written above.

CUMULUS BROADCASTING LLC,
a Delaware limited liability company

By: Richard S. Denning

Name: Richard S. Denning

Its: EVP + GC

State of Florida)
County of Walton)

On Nov. 25th 2025, before me, Chris C Dance,
(insert name and title of the officer)
Notary Public, personally appeared Richard S Denning, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Chris C Dance

Notary Public State of Florida
Chris C. Dance
My Commission
HH 251506
Exp. 4/11/2026

(Seal)

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$ *10,500, 000.00***

Affiant M Hartley

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

(Affix Seal) *Notary Public* Brandy Catalanotto

My commission expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

All that certain land situated in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

TRACT I:

BEGINNING AT AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF MUSIC CIRCLE EAST, SAID POINT BEING THE NORTHWEST CORNER OF THE IMS PROPERTY OF RECORD IN BOOK 9076, PAGE 947, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID ROAD, S 27 DEG. 18 MIN. 00 SEC. E, A DISTANCE OF 164.50 FEET TO AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF ALLEY 233;

THENCE, ALONG SAID ALLEY, S 62 DEG. 36 MIN. 00 SEC. W, A DISTANCE OF 170.01 FEET TO AN IRON ROD;

THENCE, ALONG SAID ALLEY, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53 DEG. 53 MIN. 35 SEC., A RADIUS OF 35.00 FEET, A TANGENT OF 17.79 FEET, A LENGTH OF 32.92 FEET AND HAVING A CHORD WHICH BEARS S 35 DEG. 13 MIN. 56 SEC. W, A DISTANCE OF 31.72 FEET TO AN IRON ROD;

THENCE, ALONG SAID ALLEY, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC, A RADIUS OF 20.00 FEET, A TANGENT OF 20.00 FEET, A LENGTH OF 31.42 FEET, AND HAVING A CHORD WHICH BEARS S 53 DEG. 14 MIN. 00 SEC. W, A DISTANCE OF 28.28 FEET TO AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF DIVISION STREET;

THENCE, ALONG SAID ROAD, N 81 DEG. 46 MIN. 00 SEC. W, A DISTANCE OF 92.87 FEET TO AN IRON ROD;

THENCE, LEAVING SAID ROAD, N 27 DEG. 18 MIN. 00 SEC. W, A DISTANCE OF 129.58 TO AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF MUSIC CIRCLE EAST;

THENCE, ALONG SAID ROAD, N 62 DEG. 36 MIN. 00 SEC. E, A DISTANCE OF 301.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 49,732.63 SQUARE FEET OR 1.138 ACRES OF LAND, MORE OR LESS.

TRACT II:

BEGINNING AT AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF MUSIC CIRCLE EAST, SAID POINT BEING S 62 DEG. 36 MIN. 00 SEC. W, A DISTANCE OF 100.02 FEET FROM THE NORTHWEST CORNER OF THE IMS PROPERTY', OF RECORD IN BOOK 9076, PAGE 947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, S 62 DEG. 36 MIN. 00 SEC. W, A DISTANCE OF 50.00 FEET TO AN IRON ROD;

THENCE, ALONG SAID ROAD, N 27 DEG. 18 MIN. 00 SEC. W, A DISTANCE OF 10.50 FEET TO AN IRON ROD;

THENCE, ALONG SAID ROAD, N 62 DEG. 36 MIN. 00 SEC. E, A DISTANCE OF 50.00 FEET TO AN IRON ROD;

THENCE, ALONG SAID ROAD, S 27 DEG. 18 MIN. 00 SEC. E, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING, CONTAINING 525 SQUARE FEET OR 0.012 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CUMULUS BROADCASTING, INC, A NEVADA CORPORATION, BY DEED FROM DBBC, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20020401-0039315, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

See Articles of Conversion to Cumulus Broadcasting LLC by Instrument No. 20190103-0000807, Instrument No. 20190103-0000809, and Instrument No. 20190103-0000810, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 December 1, 2025 (date of document).

Affiant Signature

December 1, 2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON