Prepared by, and after recording
return to:
DLA Piper LLP
1251 Avenue of the Americas
New York, New York 10022
Attention: Todd Eisner, Esq.

Karen Johnson Davidson County
Batch# 1355197 AFFIDAVIT
12/08/2025 10:37:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251208-0097282

AFFIDAVIT
(Name Change)

STATE OF CALIFORNIA)
) §
COUNTY OF LOS ANGELES)

The undersigned, Andrew Joblon, as Vice President of Ashwood 12S Manager, LLC, a Delaware limited liability company, as managing general partner of 2212 12 South Property GP, a Tennessee general partnership, formerly known as 2214 12 South Property LLC, a Delaware limited liability company, being first duly sworn, deposes and says that:

1. 2214 12 South Property LLC, a Delaware limited liability company is the record owner of the property described in Exhibit A attached hereto.

2. 2214 12 South Property LLC, a Delaware limited liability company, is now known as 2212 12 South Property GP, a Tennessee general partnership, and has duly filed the appropriate conversion and name change documents with the Delaware Division of Corporations, true and correct copies of said documents being attached hereto as Exhibit B.

THE UNDERSIGNED IS EXECUTING AND DELIVERING THIS AFFIDAVIT SOLELY IN HIS CAPACITY AS VICE PRESIDENT OF ASHWOOD 12S MANAGER, LLC, AS MANAGING GENERAL PARTNER OF 2212 12 SOUTH PROPERTY GP, AND NOT IN HIS PERSONAL CAPACITY, AND NO PERSONAL LIABILITY OR OTHER RECOURSE SHALL BE HAD AGAINST THE UNDERSIGNED.

2212
~~XXXX~~ 12 SOUTH PROPERTY GP, a Tennessee general partnership

By: Ashwood 12S Manager, LLC,
a Delaware limited liability company,
its managing general partner

By: _____
Name: Andrew Joblon
Title: Vice President

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

X _____
By: MARY FITZGERALD
Notary Public
My commission expires: 11/1/2026

MARY FITZGERALD
Notary Public - California
Los Angeles County
Commission # 2424724
My Comm. Expires Nov 1, 2026

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee. Said tract being Lots 4-9 and portions of Lots 2 and 3 of the Plan of Duckworth's Addition as recorded in Plat Book 57, Page 83, Register's Office of Davidson County, Tennessee (RODC), and being a portion of a "Martin Lot" of W.L.B. Lawrence Property as recorded in Plat Book 21, Page 148, RODC. Said tract being bounded on the north by a portion of said Lot 2 of Plan of Duckworth's Addition, said portion of Lot 2 being Anthony L. & Sylvia D. Locklayer as recorded in Book 10525, Page 716, RODC, and by portions of Lots 1, 2 and 3 of said Plan of Duckworth's Addition, said portions of Lots 1, 2 and 3 being Sloan Baxter as recorded in Instrument Number 20210308-0029730, RODC, bounded on the east by the western right of way (ROW) of Alley #649, by Craig Arnold and Rebecca Sue Snow as recorded in Instrument Number 20130228-0019841, RODC, and by Lot 11 of said Plan of Duckworth's Addition, said Lot 11 being Joseph Freitag, Jr. as recorded in Instrument Number 20181205-0118515, RODC, bounded on the south by a portion of said "Martin Lot" of W.L.B. Lawrence Property, said portion of "Martin Lot" being Pope Singer Partners as recorded in Instrument Number 20151014-0104338, RODC, and bounded on the west by the eastern ROW of 12th Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found 1/2" iron rod lying on said eastern ROW of 12th Avenue South, being the northwest corner of said Pope Singer Partners and being the southwest corner of the herein described tract; thence along said eastern ROW of 12th Avenue South with the following: North 05°03'58" East 389.75 feet to a set point; thence South 82°44'38" East 30.02 feet to a set point; thence North 05°03'58" East 87.07 feet to a set point; thence leaving said ROW of 12th Avenue South and along the common line of said Locklayer South 82°44'38" East 98.99 feet to a set point; thence along the common line of said Baxter with the following: South 04°37'22" West 77.09 feet to a found PK nail; thence South 82°44'38" East 49.86 feet to a found PK nail lying on said western ROW of Alley #649; thence along said ROW of Alley #649 South 04°46'44" West 350.30 feet to a set point; thence along the southern ROW terminus of said Alley #649 and the common line of said Snow South 82°34'10" East 84.84 feet to a found set point; thence along the common line of said Freitag, Jr. South 04°46'44" West 50.10 feet to a found 1/2" iron rod; thence along the common line of said Pope Singer Partners North 82°34'10" West 266.34 feet to the point of beginning.

Tract contains 83,735 square feet or 1.92 acres.
Bearings based on Tennessee State Plane Coordinate System.

The foregoing description was prepared based on that certain ALTA/NSPS Land Title & Topographic Survey prepared by L. Brandon Lambert (Tennessee Registered Land Surveyor No. 2828) of Chastain-Skillman, whose address is 215 Centerview Drive, Suite 113, Brentwood, Tennessee 37027, such survey being dated May 4, 2022 and designated Project No. 1027901.

Being the same property conveyed to 2214 12 South Property LLC, a Delaware limited liability company, by virtue of Warranty Deed from Cottage Partners, LLC, dated May 2, 2022, recorded May 4, 2022 in Instrument No. 20220504-0051801, in the Register's Office for Davidson County, Tennessee. Tax parcels combined and consolidated in Quitclaim Deed to Consolidate Parcels dated

June 28, 2022, recorded June 29, 2022 in Instrument No. 20220629-0075115, in the aforesaid Register's Office.

EXHIBIT B
DELAWARE CONVERSION AND NAME CHANGE DOCUMENTS

Delaware

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF "2214 12 SOUTH PROPERTY LLC", FILED IN THIS OFFICE ON THE THIRD DAY OF DECEMBER, A.D. 2025, AT 8:09 O`CLOCK A.M.

C. P. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

6742710 8100
SR# 20254734961

Authentication: 205482085
Date: 12-03-25

You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A DELAWARE LIMITED LIABILITY COMPANY
TO A NON-DELAWARE ENTITY
PURSUANT TO SECTION 18-216 OF
THE DELAWARE LIMITED LIABILITY COMPANY ACT

1. The name of the Delaware limited liability company is 2214 12 South Property LLC.
   (If changed, the name under which it's Certificate of Formation was originally filed: _____)

2. The date of filing of its original Certificate of Formation with the Delaware Secretary of State is April 19, 2022.

3. The jurisdiction in which the entity or business form, to which the Delaware limited liability company shall be converted, is organized, formed or created is *(list jurisdiction)* Tennessee and the name of such entity or business form is 2212 12 South Property GP, a Tennessee general partnership formed through this certificate of conversion with Ashwood 12S Trust and Ashwood 12S Manager LLC as its general partners.

4. The conversion has been approved in accordance with Section 18-216 of the Limited Liability Company Act of the State of Delaware.

5. The limited liability company agrees that it may be served with process in the State of Delaware in any action, suit or proceeding for enforcement of any obligation of the limited liability company arising while it was a limited liability company of the State of Delaware, and irrevocably appoints the Secretary of State of Delaware as its agent to accept service of process in any such action, suit or proceeding.

6. The address to which a copy of the process shall be mailed by the Secretary of State is c/o Invesco Real Estate, 2300 N. Field Street, 12th Floor, Dallas, Texas 75201.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 3rd day of December, A.D. 2025.

By: _____
Authorized Person

Name: Andrew Joblon
Print or Type

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:09 AM 12/03/2025
FILED 08:09 AM 12/03/2025
SR 20254734961 - File Number 6742710

Tennessee Certification of Electronic Document

I, Zachary Charles Miller, 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 12/1/25 (date of document).

Affiant Signature

12/4/25
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

