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 7 pgs
Fees: $37.00 Taxes: $0.00
20251208-0097283

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 2311 12 South Property GP, a Tennessee general partnership, formerly known as 2311 12 South Property LLC, a Delaware limited liability company, being first duly sworn, deposes and says that:

1. 2311 12 South Property LLC, a Delaware limited liability company is the record owner of the property described in Exhibit A attached hereto.

2. 2311 12 South Property LLC, a Delaware limited liability company, is now known as 2311 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 2311 12 SOUTH PROPERTY GP, AND NOT IN HIS PERSONAL CAPACITY, AND NO PERSONAL LIABILITY OR OTHER RECOURSE SHALL BE HAD AGAINST THE UNDERSIGNED.

2311 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 located in the 18th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Elmwood Avenue and 12th Avenue South intersection and being a portion of Lot Number 11 and 12 as shown on Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing masonry nail and washer stamped "CESO Inc." in the easterly right-of-way of Alleyway of #428, said monument being a northwesterly corner common with Big Plan Holdings 1204 Elmwood, LLC Property as recorded in Instrument #20210203-0015932 in the Register's Office of Davidson County, Tennessee; Thence leaving said Big Plan Holdings 1204 Elmwood, LLC Property and continuing along with the easterly right-of-way of Alleyway of #428, N 08°00'07" E a distance of 49.62' to a new masonry nail and brass disk monument, said monument being the southerly line of the Haley Properties, LLC Property as recorded in Instrument #20110119-0005260 in the Register's Office of Davidson County, Tennessee; Thence leaving said easterly right-of-way of Alleyway of #428 and continuing along with the southerly lines of the Haley Properties, LLC Property and also the Fred Lawrence, Regan and James Alderman Property as recorded in Deed Book 11725, Page 584 in the Register's Office of Davidson County, Tennessee, S 81°49'19" E a distance of 220.47' to a new masonry nail and brass disk monument in the westerly right-of-way of 12th Avenue South; Thence leaving said Fred Lawrence, Regan and James Alderman Property and continuing along with the westerly right-of-way of 12th Avenue South, S 05°19'31" W a distance of 194.20' to a new masonry nail and brass disk, said monument being the northerly right-of-way of Elmwood Avenue; Thence leaving said westerly right-of-way of 12th Avenue South and continuing along with the northerly right-of-way of Elmwood Avenue, N 82°10'51" W a distance of 150.43' to an existing 1/2" iron pin monument, said monument being the southeasterly corner common to the Big Plan Holdings 1204 Elmwood, LLC Property; Thence leaving northerly right-of-way of Elmwood Avenue and continuing along with the Big Plan Holdings 1204 Elmwood, LLC Property the following two calls: N 08°21 '00" E a distance of 145.42' to an existing 5/8" iron pin monument capped "RLS 2389"; Thence N 81°55'21" W a distance of 80.00' to an existing masonry nail and washer stamped "CESO Inc." in the easterly right-of-way of Alleyway of #428, which is the point of beginning, having an area of 32,224 square feet, 0.74 acres more or less. All bearings based on Tennessee State Plane (NAD 83).

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated October 18, 2021.

Being the same property conveyed to 2311 12 South Property LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from 1221 Partners, L.L.C., a Tennessee limited liability company, dated May 2, 2022, recorded May 2, 2022 in Instrument No. 20220502-0050885, in the Register's Office for Davidson County, Tennessee. Tax parcels combined and consolidated in Quitclaim Deed to Consolidate Parcels dated December 5, 2022, recorded December 8, 2022 in Instrument No. 20221208-0128086, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
DELAWARE CONVERSION AND NAME CHANGE DOCUMENTS

202512080097283

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 "2311 12 SOUTH PROPERTY LLC", FILED IN THIS OFFICE ON THE THIRD DAY OF DECEMBER, A.D. 2025, AT 8:07 O`CLOCK A.M.

C. P. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

6742718 8100
SR# 20254734960

Authentication: 205482062
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 2311 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 2311 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 08:07 AM 12/03/2025
FILED 08:07 AM 12/03/2025
SR 20254734960 - File Number 6742718

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

