Karen Johnson Davidson County
Batch# 1355725 DEEDWARRSP
12/09/2025 09:02:30 AM 9 pgs
Fees: $48.00 Taxes: $29,600.00
20251209-0097759

SPECIAL WARRANTY DEED

FROM: **EM 531 LAFAYETTE LLC**, a Delaware limited liability company ("Grantor")

TO: **LAFAYETTE, GP,** a Tennessee general partnership, as to an undivided eighty percent (80%) interest as Tenant in Common, and **GALLATIN PIKE, GP,** a Tennessee general partnership, as to an undivided twenty percent (20%) interest as Tenant in Common (collectively, "Grantee")

Address of New Owner:	Name and Address of the Party Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
5215 Harding Pike Nashville, TN 37205	LAFAYETTE, GP GALLATIN PIKE, GP 5215 Harding Pike Nashville, TN 37205	093 14 0 443.00 093 14 0 442.00

FOR AND IN CONSIDERATION OF the sum of Eight Million and 00/100 Dollars ($8,000,000.00), the receipt and sufficiency of which are hereby acknowledged, EM 531 LAFAYETTE LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LAFAYETTE, GP,** a Tennessee general partnership, as to an undivided eighty percent (80%) interest as Tenant in Common, and **GALLATIN PIKE, GP,** a Tennessee general partnership, as to an undivided twenty percent (20%) interest as Tenant in Common (collectively, "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 531 and 533 Lafayette Street, Nashville, Davidson County, Tennessee 37202.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee its successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

GRANTOR:

EM 531 LAFAYETTE LLC,
a Delaware limited liability company

By: _____
Name: J. Peter Lloyd
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA)

) ss.

COUNTY OF DELAWARE)

Before me, Anya Chrystal, a Notary Public of said County and State, personally appeared J. Peter Lloyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of EM 531 LAFAYETTE LLC, a Delaware limited liability company, the within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Radnor, PA, on this 2nd day of December, 2025.

Anya Chrystal
Notary Public

My Commission Expires: 3/12/29

Commonwealth of Pennsylvania - Notary Seal
Anya Chrystal, Notary Public
Delaware County
My commission expires March 12, 2029
Commission number 1391026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,000,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of December, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/22/2029

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 40 FEET OF LOT NO 123 IN THE BARROW GROVE ADDITION, OF RECORD IN BOOK "S", PAGE 279, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 123 FRONTS 40 FEET ON THE EAST SIDE OF SOUTH HIGH STREET AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY IN THE REAR.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 20 FEET OF LOT NO. 123 AND ALL OF LOT NO. 122 ON THE PLAN OF BARROW GROVE, AS OF RECORD IN BOOK "S", PAGE 279, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NOS. 12 AND 13 ON THE PLAN OF HENRY BLOOD'S SUBDIVISION OF CERTAIN LOTS IN BARROW GROVE, NOT OF RECORD DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 6TH AVENUE, SOUTH, FORMERLY HIGH STREET, AT THE CORNER OF LOT NOS. 13 AND 14, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO M.M. WILSON AND WIFE, BY DEED FROM W. RAYMOND DENNY, TRUSTEE, OF RECORD IN BOOK 1236, PAGE 151, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 210 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 80 FEET TO THE LINE BETWEEN LOT NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 210 FEET TO THE EASTERLY MARGIN OF 6TH AVENUE, SOUTH, THENCE WITH SAID AVENUE, NORTHWARDLY 80 FEET TO THE BEGINNING.

TRACT III:

PARCEL I: BEING THE NORTH 1/2 OF LOT NO. 125 ON THE MAP OF BARROW GROVE ADDITION, AS OF RECORD IN BOOK "S", PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 30 FEET ON THE EASTERLY SIDE OF 6?? AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES, 210 FEET MORE OR LESS, TO AN ALLEY.

THERE IS TO BE EXCEPTED FROM THE ABOVE DESCRIPTION, HOWEVER, THAT PART OF THE ABOVE LOT, ON THE REAR, WHICH WAS TAKEN IN CONNECTION

WITH THE WIDENING OF LAFAYETTE STREET BY THE CITY OF NASHVILLE, WHICH WAS A STRIP 31 FEET ON THE NORTH LINE AND ABOUT 9 FEET ON THE SOUTH LINE, FACING ON THE ALLEY IN THE REAR OF 6TH AVENUE SOUTH, TOGETHER WITH AN EASEMENT FOR A FILL SLOPE, ALL OF WHICH IS SET OUT IN THE SAID CONDEMNATION PROCEEDINGS.

PARCEL II: BEING LOT NO. 124 AND THE SOUTHERLY PART OF LOT NO. 125 ON THE MAP OF BARROW GROVE PLAN OF LOTS OF RECORD IN BOOK "S", PAGE 279, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF 6TH AVENUE SOUTH THE COMMON CORNER OF LOT NOS. 123 AND 124; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 210 FEET TO THE SOUTHWESTERLY MARGIN OF AN ALLEY KNOWN AS ALLEY NO. 71; THENCE WITH THE MARGIN OF SAID ALLEY, NORTHWESTERLY 82 FEET TO THE PRESENT SOUTHERLY MARGIN OF LAFAYETTE STREET; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 10 FEET TO A POINT: THENCE SOUTHWESTERLY APPROXIMATELY PARALLEL TO THE LINE BETWEEN LOT NOS. 124 AND 125, 203 FEET TO THE NORTHEASTERLY MARGIN OF 6TH AVENUE SOUTH; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 90 FEET TO THE BEGINNING.

TRACT IV:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 126 ON THE PLAN OF BARROW GROVE, AS OF RECORD IN BOOK S, PAGES 279, 319, 612 AND 697, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY THEREOF MAY BY JAMES A. HAMILTON JR., FEBRUARY 24, 1949, AS FOLLOWS:

SAID PART OF LOT NO. 126 FRONTS 60 FEET ON THE EASTERLY SIDE OF SIXTH AVENUE, SOUTH, FORMERLY SOUTH HIGH STREET AND RUNS BACK 135.5 FEET, MORE OR LESS ON THE NORTHERLY LINE AND 185.5 FEET, MORE OR LESS ON THE SOUTHERLY LINE TO THE SOUTHWESTERLY MARGIN OF LAFAYETTE STREET MEASURING 78.4 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EM 531 LAFAYETTE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM JAMES R. MILLS (A/K/A JAMES RONALD MILLS), TRUSTEE OF THE GERALD FLEISCHER IRREVOCABLE TRUST AGREEMENT (A/K/A GERALD FLEISCHER MARITAL TRUST), AS TO AN UNDIVIDED ONE-HALF TENANCY IN COMMON INTEREST; JACK D. FLEISCHER, TRUSTEE OF THE DORIS FLEISCHER IRREVOCABLE TRUST FBO JACK FLEISCHER DATED MAY 7, 2021, AS TO AN UNDIVIDED ONE-QUARTER TENANCY IN COMMON INTEREST; JACK D. FLEISCHER, TRUSTEE OF THE DORIS FLEISCHER IRREVOCABLE TRUST FBO SHERRIE F. DAVIDSON DATED MARY 7, 2021, AS TO AN UNDIVIDED ONE-QUARTER TENANCY IN COMMON INTEREST, AS TO TRACTS I, II AND III; AND JACK FLEISCHER, AN INDIVIDUAL, AS TO TRACT IV, OF RECORD IN INSTRUMENT

NO. 20221005-0109935, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 4, 2022, AND RECORDED ON OCTOBER 5, 2022.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 a lien, but not yet due and payable, and all subsequent years.

2. Matters appearing on the plat recorded in Plat Book S, Page(s) 279, 319, 612 and 697, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule A.

3. Covenants, Conditions, and Restrictions, as set forth and disclosed in the Land Use Restrictions, recorded in Instrument Number 20071217-0144803.

I, Kirsten Virden, 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 12/05/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/05/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

