This Instrument Prepared By
Martha Brooke Perry
The Law Offices of Balthrop, Perry, & Noe, PLLC
102 Boyd Street, Ashland City, TN 37015

40 MSE, TGP, a Tennessee General Partnership

Karen Johnson Davidson County
Batch # 1357346 DEEDWARR
12/12/2025 10 08 20 AM 2 pgs
Fees $13 00 Taxes $22,015 00
20251212-0099036

To New Owner:
MIKE CURB FOUNDATION
48 Music Square East
Nashville, TN 37203

Send Tax Bills To: SAME

Map & Parcel No: 093-13-0-157.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **40 MSE, TGP, a Tennessee General Partnership**, "Grantor" herein, has bargained and sold and by these presents do hereby convey unto **MIKE CURB FOUNDATION, a Tennessee Nonprofit Corporation,** "Grantee" herein, Grantee's successors and assigns, all Grantor's right, title, and interest in and to the following described property:

TRACT 1: LAND in Davidson County, Tennessee, being the south 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots in West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue South and runs back between parallel lines 168 feet to an alley.

TRACT 2: LAND in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 57, on the Plan of John Sigler's Plan of Lots in West Nashville subdivision, as shown on plat of record in Plat Book 1, page 4, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 57 fronts 43 feet on the easterly margin of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue, formerly Hays Street, and extends back between parallel line 168.0 feet to an alley.

BEING the same property conveyed to Grantor by deed from 40 Music Square East, LLC recorded November 5, 2012, at Instrument No. 20121105-0101893, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of the current year's Metropolitan Davidson County property taxes, which has been prorated between the parties, and payment of which is assumed by grantee herein. This conveyance is further subject to easements, setback lines, and all other matters shown on the plat of record at Plat Book 1, page 4, said Register's Office, and to all other matters of record.

This is improved property known as 40 Music Square East, Nashville, TN, and this is the same description as the prior deed of record.

To have and to hold said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the Grantee, and the Grantee's successors, and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the interest set forth herein in said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor further covenants and binds itself and its successors and assigns, against the lawful claim of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand on the 12th day of December, 2025.

40 MSE, TGP, a Tennessee General Partnership

By: _____
Kimberly S. Hodde, Partner

By: _____
Benjamin H. Perry, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kimberly S. Hodde and Benjamin H. Hunter , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of 40 MSE, TGP, the within name bargainor, a Tennessee general partnership, and that they , as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand, at office, this 12th day of December, 2025.

_____
Notary Signature
My commission expires: 7/25/29

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value for this transfer, whichever is greater, is $5,950,000.00.

_____ Agent/Affiant
Grantee/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2025.

_____
Notary Signature
My commission expires: 9-13-2028

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN