Name and Address of New Owner:
BRADFORD ALLEN MIDTOWN NASHVILLE, LLC
300 S. Wacker Drive, Suite 3500
Chicago, IL 60606

Send Tax Bills To:
BRADFORD ALLEN MIDTOWN NASHVILLE, LLC
300 S. Wacker Drive, Suite 3500
Chicago, IL 60606

This Instrument Prepared By:
Everett Ward, Esq.
Fox, Swibel, Lein & Carroll LLP
200 W. Madison st., Suite 3000
Chicago, IL 60606

Map & Parcel No:
092-08-0-179.00
092-08-0-176.00

Karen Johnson Davidson County
Batch# 1359098 DEEDWARRSP
12/17/2025 03:13:30 PM 10 pgs
Fees: $53.00 Taxes: $214,156.00
20251217-0100493

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **CHARLOTTE AVENUE LODGING, LLC**, a Tennessee limited liability company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BRADFORD ALLEN MIDTOWN NASHVILLE, LLC**, a Tennessee limited liability company, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

PARCEL 1:
TRACT 1 (FEE SIMPLE)
LAND IN THE 19TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING AT A FOUND PK NAIL IN THE CENTERLINE OF A CLOSED ALLEY, NO. 600, SAID PK NAIL ALSO BEING IN THE SOUTHERLY LINE OF THE METRO DEVELOPMENT AND HOUSING AGENCY (M.D.H.A.), INSTRUMENT NO. 20080117-0005448 (R.O.D.C.T.), THE NORTHERLY CORNER OF THE MID SOUTH

WAFFLES, INC. PROPERTY, INSTRUMENT NO. 20141217- 0115438, BEING THE WESTERLY CORNER OF THE MORRIS B. HADDOX PROPERTY, DB 5041 PG 529 (R.O.D.C.T.), AND THE WESTERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID MID SOUTH WAFFLES, INC. PROPERTY WITH THE CENTERLINE OF SAID ALLEY AND M.D.H.A. PROPERTY, BEARING N 61°52'18" E 148.34 FEET TO AN IRON PIN AND CAP SET, SAID IRON PIN BEING THE NORTHERLY CORNER OF SAID HADDOX PROPERTY, THE WESTERLY CORNER OF THE SANKET S. PATEL PROPERTY, INSTRUMENT NO. 20180313-0023348 (R.O.D.C.T.), AND THE CENTERLINE INTERSECTION OF SAID ALLEY AND A CLOSED STREET, 15TH AVE. NORTH;

THENCE, CONTINUING WITH THE CENTERLINE OF SAID ALLEY AND M.D.H.A. PROPERTY, BEARING N 61°52'18" E 99.08 FEET TO A POINT, SAID POINT BEING IN SAID SOUTHERLY LINE OF THE M.D.H.A. PROPERTY, THE WESTERLY CORNER OF THE JAMSHID MOHEBBI AND JAMSHID SHARIFI PROPERTY, INSTRUMENT NO. 20170105-0001346 (R.O.D.C.T.), BEING THE NORTHERLY CORNER OF SAID PATEL PROPERTY, AND ALSO BEING THE NORTHERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID ALLEY AND M.D.H.A. PROPERTY, WITH SAID MOHEBBI AND SHARIFI PROPERTY, BEARING S 28°24'19" E 115.09 FEET TO A SET IRON PIN AND CAP, SAID IRON PIN BEING IN THE NORTHERLY RIGHT-OF-WAY LINE FOR CHARLOTTE AVENUE, BEING THE SOUTHERLY CORNER OF SAID MOHEBBI AND SHARIFI PROPERTY, BEING THE EASTERLY CORNER OF SAID PATEL PROPERTY, AND BEING THE EASTERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID MOHEBBI AND SHARIFI PROPERTY WITH SAID CHARLOTTE AVENUE RIGHT-OF-WAY, BEARING S 61°47'57" W 100.16 FEET TO A SET IRON PIN AND CAP, SAID IRON PIN BEING IN SAID CHARLOTTE AVENUE RIGHT-OF-WAY, BEING THE SOUTHERLY CORNER OF SAID PATEL PROPERTY, AND BEING THE EASTERLY CORNER OF THE MORRIS B. HADDOX PROPERTY, INSTRUMENT NO. 20100111-002397 (R.O.D.C.T.);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, BEARING S 61°47'57" W 72.33 FEET TO A POINT, SAID POINT BEING IN SAID RIGHT-OF-WAY, BEING THE SOUTHERLY CORNER OF SAID HADDOX PROPERTY, INSTRUMENT NO. 20100111-002397 (R.O.D.C.T.), AND BEING IN THE EASTERLY LINE OF THE MORRIS B. HADDOX PROPERTY, DB 5041 PG 529 (R.O.D.C.T.);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, BEARING S 61°47'57" W 76.40 FEET TO A PK NAIL FOUND, SAID PK NAIL BEING IN SAID RIGHT-OF-WAY, BEING THE EASTERLY CORNER OF SAID MID SOUTH WAFFLES, INC. PROPERTY, BEING THE SOUTHERLY CORNER OF SAID HADDOX PROPERTY DB 5041 PG 529 (R.O.D.C.T.), AND THE SOUTHERLY CORNER OF THE HEREIN TRACT DESCRIBED;

THENCE, LEAVING SAID CHARLOTTE AVENUE RIGHT-OF-WAY, WITH THE MID SOUTH WAFFLES, INC. PROPERTY, BEARING N 27°40'40" W 115.40 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL, 0.66 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED DATED NOVEMBER 14, 2018 AND RECORDED NOVEMBER 16, 2018 FROM CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20181116-0112966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED NOVEMBER 15, 2018 AND RECORDED NOVEMBER 16, 2018 FROM SANKET S. PATEL, OF RECORD IN INSTRUMENT NO. 20181116-0112965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED MARCH 30, 2017 AND RECORDED MARCH 31, 2017 FROM MORRIS B. HADDOX, III AND NATHAN HADDOX, THE DULY APPOINTED CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR., OF RECORD IN INSTRUMENT NO. 20170331-0031594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: (EASEMENT PARCEL)
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, AS SHOWN ON THE MAP ENTITLED JOHN HENRY HALE HOMES, REVISION ONE, OF RECORD AS INSTRUMENT NO. 20080117-0005448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

NOTE: THE INSURED EASEMENT WILL BE A PORTION OF LAND IDENTIFIED AS THE NORTHERN SEVEN AND ONE HALF (7.5) FEET OF ABANDONED ALLEY NUMBER 600 AT THE SOUTHERN BOUNDARY OF LOT 10 OF THE JOHN HENRY HALE HOMES, REVISION ONE SUBDIVISION OF RECORD AS INSTRUMENT NO. 20080117-0005448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND ALSO BEING DESCRIBED AS:

SITUATE IN THE NINETEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE PROPERTY KNOWN AS JOHN HENRY HALE HOMES, LOT 10 OF THE JOHN HENRY HOMES, FIRST REVISION, AS OF RECORD IN INSTRUMENT NO. 20080117-0005448, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND, SAID NAIL BEING IN THE CENTERLINE OF AN ABANDONED ALLEY, ALSO BEING THE NORTHWESTERLY CORNER OF CHARLOTTE AVENUE LODGING, LLC, (C.A.L.) PROPERTY, INSTRUMENT NO. 20181116-0112966, THE NORTHEASTERLY CORNER OF THE MID SOUTH WAFFLES, INC. PROPERTY,

INSTRUMENT NO. 20141214-0115438 (R.O.D.C.T.) AND IN THE SOUTHERLY LINE OF SAID LOT 10;

THENCE LEAVING SAID CHARLOTTE AVENUE LODGING AND MID SOUTH WAFFLE PROPERTIES, WITH THE FOLLOWING THREE (3) CALLS:
1) N 27°43'35" W FOR 7.50 FEET TO A POINT;
2) N 61°49'23" E FOR 247.33 FEET TO A POINT;
3) S 28°27'14" E FOR 7.50 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID C.A.L. PROPERTY.

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID C.A.L. PROPERTY, S 61°49'23" W FOR 247.43 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1,855 SQUARE FEET, MORE OR LESS

BEING PART OF THE PROPERTY CONVEYED TO MDHA J. HENRY HALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, OF RECORD AS INSTRUMENT NO. 20170718-0072102, DATED JULY 11, 2017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:
LAND SITUATED IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LAND CONVEYED TO MORRIS B. HADDOX ON FEBRUARY 4, 1983, OF RECORD IN DEED BOOK 6003, PAGE 490, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A PORTION OF LOT NUMBER 29 IN SAMUEL WATKINS SUBDIVISION, OF RECORD IN BOOK 21, PAGE 134 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO PORTIONS OF LOT NUMBERS 17 AND 18 ON THE PLAN OF THE UNSOLD LOTS IN WEST NASHVILLE OF SAMUEL WATKINS, DECEASED, OF RECORD IN BOOK 57, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL ROAD SPIKE FOUND ALONG THE NORTHERN MARGIN OF CHARLOTTE AVENUE, NEAR THE APPROXIMATE CENTERLINE INTERSECTION OF 15TH AVENUE NORTH, A CLOSED STREET, THENCE SOUTHWESTERLY ALONG SAID MARGIN, 149 FEET TO A MAG NAIL SET, SAID NAIL BEING THE SOUTH EAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID MARGIN, SOUTH 63"00'20" WEST, A DISTANCE OF 134.15' TO A MAG NAIL SET;

THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 15.00', A CHORD BEARING OF NORTH 72'26'41° WEST, AND A CHORD LENGTH OF 21.05', 23.33' ALONG SAID CURVE TO A MAG NAIL SET ALONG THE MARGIN OF 16TH AVENUE NORTH;

THENCE CONTINUING ALONG SAID MARGIN, NORTH 27°53'41' WEST, A DISTANCE OF 97.67' TO A MAG NAIL SET, SAID NAIL BEING THE SOUTH WEST CORNER OF LOT

10 ON THE SUBDIVISION PLAT OF JOHN HENRY HALE HOMES FIRST REVISION, OF RECORD IN INSTRUMENT NUMBER 20080117-0005448, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE APPROXIMATE CENTER OF FORMER ALLEY NUMBER 600, BEING CLOSED BY ORDINANCE 095-1410;

THENCE WITH THE FORMER ALLEY'S APPROXIMATE CENTERLINE, NORTH 61'51'51" EAST, A DISTANCE OF 149.43' TO A MAG NAIL SET, SAID NAIL BEING THE NORTH WEST CORNER OF LAND OWNED BY MORRIS B. HADDOX, OF RECORD IN DEED BOOK 5041, PAGE 529, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE LINE OF HADDOX, SOUTH 27°37'59" EAST A DISTANCE OF 115.40' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,946 SQUARE FEET, OR 0.389 ACRES OF LAND.

BEING THE SAME PROPERTY CONVEYED TO CHARLOTTE AVENUE LODGING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM MID SOUTH WAFFLES, INC., A GEORGIA CORPORATION AND WAFFLE HOUSE INC., A GEORGIA CORPORATION, OF RECORD IN INSTRUMENT NO. 20251006-0079477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate unto the Grantee, its successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out, or otherwise listed in Exhibit 1 hereto), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 2nd day of December, 2025.

CHARLOTTE AVENUE LODGING, LLC
a Tennessee limited liability company

By: _____
Name: Hiren Desai
Its: Manager

STATE OF Tennessee
COUNTY OF Hamilton

On this 2nd day of December, 2025, before me personally appeared Hiren Desai, Manager of Charlotte Avenue Lodging, LLC, with whom I am personally Acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Charlotte Avenue Lodging, LLC, the within named bargainor, a Tennessee limited liability company, and that such Manager of Charlotte Avenue Lodging, LLC as such Manager, executed the foregoing instrument for the purposes therein fcontained, by personally signing the name of the limited liability company as Manager.

Witness my hand, at office, this 2nd day of December, 2025.

Jason Rothenberg
Notary Signature
My commission expires: 5/24/28

JASON ROTHENBERG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 05-24-2028

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Hamilton

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$57,880,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 2nd day of December, 2025.

Jason Rothenberg
Notary Signature
My commission expires: 5/24/28

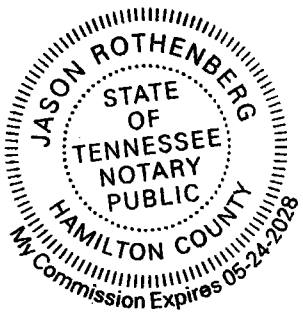


Exhibit 1

SUBJECT TO all matters shown on the Plan of record in Plat Book 57, Page 13, in the Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1 and Parcel 2).

SUBJECT TO all matters shown on the Plan of record in Plat Instrument No. 20070109-0003443, Revised in Plat Instrument No. 20080117-0005448, in the Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 2).

SUBJECT TO an alley closing and any easement retained in Bill No. 073-759, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (Parcel 1 Tracts 1 and 2).

SUBJECT TO street closing and any easement(s) retained in Bill No. 089-800, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (Parcel 1 Tracts 1 and 2).

SUBJECT TO an easement agreement of record in Instrument No. 20141217-0115439, as amended by First Amendment to Easement Agreement of record in Instrument No. 20181116-0112967, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO grant of Gas Service Line of Fuel Line Easement of record in Book 6638, Page 41, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO an alley closing and any easement(s) retained in Ordinance No. 095-1410, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO agreement for Dedication of Public Right of Way of record in Instrument No. 20190109-0002150, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1)

SUBJECT TO Exception to Easement of record in Instrument No. 20190312-0022572, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20190329-0028717, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210526-0071096, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).
SUBJECT TO Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210622-0084095, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190424-0037671, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 1).

SUBJECT TO Electric Power Transmission Line Easement Book 4744, Page 971, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 2).

SUBJECT TO Access and Utility Easement Agreement of record as Instrument No. 20190618-0058784, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 2).

SUBJECT TO Regulatory Agreement for Multifamily Projects of record as Instrument No. 20170718-0072105, Register's Office for Davidson County, Tennessee. (Parcel 1 Tract 2).

SUBJECT TO Restrictions identified in Deed by and Between Waffle House, Inc. and Charlotte Avenue Lodging, LLC, of record in Instrument No. 20210914-0122822, Register's Office for Davidson County, Tennessee. (Parcel 2).

AND SUBJECT TO any and all rights, easements, interests, or claims which may exist by reason of, or reflected by matters shown on survey.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 2, 2025 (date of document).

Affiant Signature

December 12, 2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON