This instrument prepared by and after recording return to:

Sherry Meyerhoff Hanson Crance LLP
1200 Newport Center Drive, Suite 270
Newport Beach, California 92660
Attn: Jonathan Eckhardt

Karen Johnson Davidson County
Batch# 1360931 DEEDWARRSP
12/22/2025 02:45:30 PM 6 pgs
Fees: $33.00 Taxes: $115,625.00
20251222-0101636

SPECIAL WARRANTY DEED

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:	SEND TAX BILLS TO:	PROPERTY TAX I.D. NUMBER
Texas-LTC Limited Partnership, a Texas limited partnership	3011 Townsgate Rd. Suite 220, Westlake Village, California 91361	172-00-0-009.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MERIDIAN NASHVILLE ALZ RE, L.P.**, a Delaware limited partnership ("**Grantor**"), has bargained and sold and by these presents does hereby transfer and convey unto **TEXAS-LTC LIMITED PARTNERSHIP**, a Texas limited partnership ("**Grantee**"), its successors and assigns, a certain tract or parcel of land lying and being located in the City of Brentwood, County of Davidson, State of Tennessee, bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

The instrument constituting the source of Grantor's interest in the foregoing described land was a Quit Claim Deed recorded October 24, 2018 with the Davidson County Recorder in the Official Records Book as Document No. 20181024-0105299.

The land is improved property known as 6030 Cloverland Drive, Brentwood, TN 37027.

This conveyance is made, executed and accepted subject to the following:

See Exhibit "B" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD, the said land with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns forever, and said Grantor, for Grantor and the successors and assigns of Grantor, does hereby covenant with Grantee and its successor and assigns that Grantor is lawfully seized and possessed of said tract or parcel of land in fee simple, has full power, authority and right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "B".

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons arising after the date Grantor became lawfully seized of said land, but not otherwise.

EXCEPT AS LIMITED BELOW OR AS OTHERWISE SET FORTH IN THAT CERTAIN PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY AND BETWEEN GRANTOR AND GRANTEE DATED SEPTEMBER 25, 2025 (AS MAY HAVE BEEN PREVIOUSLY AMENDED

AND/OR ASSIGNED, THE "**PURCHASE AGREEMENT**") OR THE CLOSING DOCUMENTS DELIVERED PURSUANT TO THE PURCHASE AGREEMENT ("**CLOSING DOCUMENTS**"), GRANTOR AND GRANTEE AGREE THAT THE PROPERTY SHALL BE SOLD AND THAT GRANTEE SHALL ACCEPT POSSESSION OF THE PROPERTY AS OF THE DATE HEREOF "AS IS, WHERE IS, WITH ALL FAULTS" WITH NO RIGHT OF SET-OFF OR REDUCTION IN THE PURCHASE PRICE, AND EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT OR THE CLOSING DOCUMENTS THAT SUCH SALE SHALL BE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTY OF INCOME WHICH MAY BE EARNED IN THE FUTURE, FUTURE OPERATING EXPENSES, USES, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTOR HEREBY DISCLAIMS AND RENOUNCES ANY SUCH REPRESENTATION OR WARRANTY. EXCEPT FOR GRANTOR'S REPRESENTATIONS WHICH ARE EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT OR THE CLOSING DOCUMENTS, GRANTEE SPECIFICALLY ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM GRANTOR AS TO THE FOLLOWING MATTERS: (1) THE CONDITION OR SAFETY OF THE PROPERTY OR ANY SEWER, HEATING AND ELECTRICAL SYSTEMS, ROOFING, AIR CONDITIONING, IF ANY, FOUNDATIONS, SOILS AND GEOLOGY INCLUDING HAZARDOUS MATERIALS; LOT SIZE, OR SUITABILITY OF THE PROPERTY OR ITS IMPROVEMENTS FOR A PARTICULAR PURPOSE; (2) WHETHER THE APPLIANCES, IF ANY, PLUMBING OR UTILITIES ARE IN WORKING ORDER; (3) THE HABITABILITY OR SUITABILITY FOR OCCUPANCY OF ANY STRUCTURE AND THE QUALITY OF ITS CONSTRUCTION; (4) THE FITNESS OF ANY PERSONAL PROPERTY; OR (5) WHETHER THE IMPROVEMENTS ARE STRUCTURALLY SOUND, IN GOOD CONDITION, OR IN COMPLIANCE WITH APPLICABLE CITY, COUNTY, STATE OR FEDERAL STATUTES, CODES OR ORDINANCES. EXCEPT FOR GRANTOR'S REPRESENTATIONS EXPRESSLY SET FORTH IN THE PURCHASE AGREEMENT OR THE CLOSING DOCUMENTS GRANTEE IS RELYING SOLELY UPON ITS OWN INSPECTION OF THE PROPERTY WITH REGARD TO THE ABOVE-REFERENCED MATTERS, AND NOT UPON ANY REPRESENTATIONS TO THE ABOVE-REFERENCED MATTERS, MADE TO IT BY ANY PERSON WHOMSOEVER CONCERNING SUCH MATTERS.

DATED as of December 15, 2025.

[SIGNATURE PAGE AND ACKNOWLEDGMENT FOLLOW]

202512220101636

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

MERIDIAN NASHVILLE ALZ RE, L.P.,
a Delaware limited partnership

By: MALZ Nashville GenPar, LLC,
a Texas limited liability company,
its general partner

By: _____
Name: David K. Ronck
Title: Authorized Representative

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of December, 2025, by David K. Ronck, authorized representative of MALZ Nashville GenPar, LLC, a Texas limited liability company, the general partner of MERIDIAN NASHVILLE ALZ RE, L.P., a Delaware limited partnership, on behalf of said limited partnership.

MILES LAWRENCE BLANTON
Notary Public, State of Texas
Comm. Expires 08-12-2028
Notary ID 132619969

_____
Name: Miles Blanton
Notary Public, State of Texas
My commission expires: 08/12/2028

****

I hereby swear of affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,250,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Name: David K. Ronck (in his capacity as authorized representative of MALZ Nashville GenPar, LLC, a Texas limited liability company, the general partner of Meridian Nashville ALZ RE, L.P.)
Affiant

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Subscribed and sworn to before me on this 11 day of December, 2025.

_____
Name: Miles Blanton
Notary Public, State of Texas
My commission expires: 08/12/2028

MILES LAWRENCE BLANTON
Notary Public, State of Texas
Comm. Expires 08-12-2028
Notary ID 132619969

EXHIBIT A

Legal Description

The Land referred to is situated in the City of Brentwood, County of Davidson, State of Tennessee, and is further described as follows:

BEING a tract of land lying in the 4th Civil District of Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee, and being Lot 1 on the Final Plat of Edmonson Corner Subdivision recorded as Instrument No. 20181012-0101297, in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

The foregoing description was prepared from the subdivision plat of Jason J. Stivers, RLS No. 2219, dated September 17, 2018. The Surveyor's address is Stivers Land Surveying, 1134 Lakewood Drive, Gallatin, TN 37066.

Being a part of the same premises as conveyed to Meridan Nashville ALZ RE, L.P., a Delaware limited partnership, by Meridian Nashville AL/ALZ RE, L.P., a Texas limited partnership, dated October 23, 2018 and recorded October 24, 2018 with the Davidson County Recorder in the Official Records Book as Document No. 20181024-0105299.

For Information Only:

Property Address: 6030 Cloverland Drive, Brentwood, TN 37027

Parcel ID No.: 172-00-0-009.00

202512220101636

EXHIBIT B

Permitted Exceptions

1. General and special taxes and assessments for the tax year 2025, and subsequent years, a lien not yet due and payable.
2. Any acreage or square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purpose of identifying said tract of land and shall not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.
3. Rights of tenants, as tenants only under unrecorded leases, if any.
4. Right of Way in Warranty Deed recorded March 15, 2006 as Document No. 20060315-0030022.
5. Access rights to Cemetery located on adjacent parcel, as noted in Deed recorded April 11, 2006 as Document No. 20060411-0041534
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded July 19, 2018 as Document No. 20180719-0070670.
7. Right-of-way along the western property line described as an avenue in Deed Book 5257, Page 282, in the Davidson County Register's Office, as shown on the survey of Jason J. Stivers, RLS No. 2219, dated October 22, 2018.
8. Easements and proposed detention pond, stream reflected on Final Plat recorded October 12, 2018 as Document No. 20181012-0101297, as approximately shown on survey.
9. Matters as set shown on the ALTA/NSPS Land Title Survey prepared by Ernest C. Drake, dated September 4, 2025, as last revised prior to the date hereof, and designated as Job No. 515399.

202512220101636

Tennessee Certification of Electronic Document

I, Shanika Hudson, 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 12/17/2025 (date of document).

Shanika Hudson
Affiant Signature

12/17/2025
Date

State of New Jersey
County of Hudson

Sworn to and subscribed before me this 17 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 06/21/2027

NOTARY'S SEAL

ANGEL L. RIOS
Commission # 50198444
Notary Public, State of New Jersey
My Commission Expires
June 21, 2027