THIS INSTRUMENT PREPARED BY AND
FOLLOWING RECORDING RETURN TO:

Michael G. Abelow, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Ave, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1361108 DEEDTRS
12/23/2025 10:38:19 AM 6 pgs
Fees: $33.00 Taxes: $89,170.00
20251223-0101944

## SUBSTITUTE TRUSTEE'S DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| AI NPL REO 10 LLC<br>11661 San Vicente Blvd, Suite 1020,<br>Los Angeles, CA 90049 | Same | 092 12 0 292.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $24,100,000.00

Michael G. Abelow

MICHELLE TATE
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

Sworn to and subscribed before me, this 19th day of December, 2025.

Notary Public

My Commission Expires: 09.03.2029

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged the undersigned, Michael G. Abelow, Substitute Trustee ("Grantor") by these presents does transfer and convey unto AI NPL REO 10 LLC (the "Grantee") all of my right, title and interest in and to that certain tract of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, appurtenances, all easements serving or benefiting the property, and any and all fixtures and improvements attached to the property, if any (the "Property"), but no further or otherwise.

This is improved property located at 1818 Church Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, and free from the equity of redemption, the statutory right of redemption, homestead, and dower and all other exemptions, as provided in, but only to the extent provided in, the Deed of Trust (defined below).

1818 Church Street LLC, a Delaware limited liability company, 1818 Church Street TIC 1 LLC, a Delaware limited liability company, and 1818 Church Street TIC 2 LLC, a Delaware limited liability company (collectively, the "Borrower") by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (hereinafter referred to as "Deed of Trust"), dated June 24, 2021, recorded as instrument number 20210625-0086472, in the Register's Office of Davidson County, Tennessee (the "Register's Office"), conveyed to Old Republic Title Company of Tennessee, as Trustee ("Trustee"), the hereinafter described property to secure the payment of that certain Promissory Note dated June 24, 2021 (the "Note") owed by Borrower to ReadyCap Commercial, LLC, a Delaware limited liability company (the " Original Lender").

Pursuant to that certain (i) Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, executed by BRMK Management, LLC, dated as of August 6, 2025, recorded as instrument number 20250825-0067684, in the Register's Office, (ii) Allonge, executed by BRMK Management, LLC, dated as of August 6, 2025, and (iii) all other documents evidencing the transfer of the indebtedness evidenced by the Note and other loan documents to AI NPL Investor LLC ("Lender"), Lender became the owner of the outstanding indebtedness under the Note as successor in interest to the Original Lender;

Default(s) on the Note have occurred, the Note has been declared due and payable as provided in the Deed of Trust, and the Note has not been paid;

Lender, as the owner and holder of the Note, has demanded that the property described in the Deed of Trust, known as 1818 Church Street, Nashville, Davidson County, TN, as further described on Exhibit A, be advertised and sold in satisfaction of the unpaid balance of the Note and the costs of said foreclosure in accordance with the terms and conditions of the Deed of Trust; and

The undersigned, Michael G. Abelow of Davidson County (the "Substitute Trustee"), has been appointed Substitute Trustee in the place and stead of Trustee, by appointment recorded as instrument number 20251107-0088790 in the Register's Office.

Lender directed Substitute Trustee to sell the Property, and the Substitute Trustee caused notice to be published in The Davidson-Wilson Tennesseean, and with the third-party internet posting company foreclosuretennessee.com, that the Property would be sold at 10:00 a.m., prevailing central time, on December 19, 2025 (the "Foreclosure Date"), at the front steps of the Davidson County Courthouse, Nashville, Tennessee (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on November 28, December 5, and December 12, 2025; and

The Substitute Trustee further sent a copy of the Foreclosure Notice to Borrower, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured;

On the Foreclosure Date, the Substitute Trustee offered the Property for sale and after opening the floor for competitive bids, sold the Property to the Lender at a credit bid of

$24,100,000.00 (the "Bid"), this being the highest, last and best bid. Lender has directed that the Property be conveyed to AI NPL REO 10 LLC as further set forth above.

The Property is sold AS IS, WHERE IS, without representation or warranties from Substitute Trustee of any kind whatsoever whether express or implied, and by accepting this Substitute Trustee's Deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Substitute Trustee. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Substitute Trustee makes no covenant of seisin, marketability of title or warranty of title, express or implied.

This conveyance is subject to any and all liens (including Metropolitan Nashville and Davidson County taxes for 2025, and subsequent years, and any other tax or assessment which may be a lien against the Property), defects, encumbrances, easements, restrictive covenants, conveyances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, which may include some or all of the matters described in Exhibit B attached hereto, rights of parties in possession, if any, and any rights of redemption (statutory or otherwise) not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and matters that take priority over the Deed of Trust which an accurate survey of the Property might disclose.

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, the said Michael G. Abelow, Substitute Trustee, has executed this instrument as of the 19th day of December, 2025.

Michael G. Abelow, Substitute Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, the within named Michael G. Abelow, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 19th day of December, 2025.

Notary Public

My Commission Expires: 09.03.2029

MICHELLE TATE
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

# EXHIBIT A

Being a parcel of land located in the Urban Services District, Twenty-first Councilmanic District of Nashville, Davidson County, Tennessee.

Being Lots Nos. 176, 177, 178 and 179 on the Plan of Boyd Home Tract, of record in Book 21, Page 39, R.O.D.C.;

BEGINNING at Iron Rod (New) at the intersection of the easterly right-of-way line of Nineteenth Avenue North and the northerly right-of-way line of Church Street;

THENCE, with said easterly right-of-way line of Nineteenth Avenue North, N 30° 45' 30" W, 162.50 feet to Iron Rod (New) on the southerly line of Hubbs Alley;

THENCE, with said southerly line of Hubbs Alley, N 59° 18' 39" E, 200.00 feet to an Iron Rod (Old) at the northwesterly corner of said Plaza 18, L.P. of record in Instrument No. 20060224-0021521, R.O.D.C.;

THENCE, with the westerly line of said Plaza 18, L.P., S 30°45' 30"E, 162.50 feet to an Iron Rod (Old), in the northerly right-of-way line of Church Street and at the southwest corner of said Plaza 18, L.P.;

THENCE, with said northerly right-of-way line of Church Street, S 59° 18' 39" W, 200.00 feet to the POINT OF BEGINNING;

Containing 32,500 square feet or 0.746 acre more or less.

Being the same property conveyed to 1818 CHURCH STREET, LLC, a Delaware limited liability company; 1818 CHURCH STREET TIC 1, LLC, a Delaware limited liability company; and 1818 CHURCH STREET TIC 2, LLC, a Delaware limited liability company, as tenants in common, by deed from 1818, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 202106250086471, dated June 23, 2021 in the Register's Office for Davidson County, Tennessee.

## EXHIBIT B

1. Any and all unpaid ad valorem taxes payable to Davidson County, Tennessee and the City of Nashville (plus penalty and interest, if any) that may be a lien against the Property, including, without limitation, any ad valorem taxes for the year 2025, which are due but not yet delinquent.

2. Agreement for Dedication of Easement and/or Public Street right-of-way of record as Instrument No. 20141223-0117668 at the Register's Office.

3. Mechanic's Lien claimed by R3 Contractors LLC, a Tennessee limited liability company, of record in Instrument No. 20240507-0033559 at the Register's Office.