Karen Johnson Davidson County
Batch# 1361227 DEEDWARRSP
12/23/2025 12:49:30 PM 13 pgs
Fees: $68.00 Taxes: $111,000.00
20251223-0102113

SPECIAL WARRANTY DEED

Prepared by and Return to: Century Lakeview Partners, 2907 Tyne Rd., Nashville, TN 37215

Address New Owner as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Century Lakeview Partners 2907 Tyne Blvd Nashville, TN 37215	Same	10700013000 10700013100 10700015800

THAT, **ROSEMONT LAKEVIEW OPERATING LLC**, a Delaware limited liability company ("Grantor") whose address is 2000 Avenue of the Stars, Ste. 550-N, Los Angeles, California 90067, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by **CENTURY LAKEVIEW PARTNERS**, a Tennessee general partnership ("Grantee") whose address is 2907 Tyne Boulevard, Nashville, Tennessee 37215, the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee that certain real property located in the City of Nashville, Davidson County, Tennessee, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Land"), together with all rights, privileges and easements appurtenant to and for the benefit of the Land including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Land, as well as all development rights, air rights, subsurface rights, water, water rights and water stock relating to the Land and any other easements, rights-of-way or appurtenances owned by Grantor and used in connection with the beneficial operation, use and enjoyment of the Land, or any other appurtenances, together with all rights of Grantor in and to streets, sidewalks, alleys, driveways, parking areas and areas adjacent thereto /or used in connection therewith, and all rights of Grantor in any land lying in the bed of any existing or proposed street adjacent to the Land; all improvements and fixtures located or to be located on said real property, including, without limitation, all buildings and structures presently located on the said real property or to be located thereon; all apparatus, equipment and appliances presently located on the Land and used in connection with the operation or occupancy thereof, all landscaping and leasehold improvements of tenants, if any, which become the property of the owner of the Land, and any other easements, interests, rights, powers and privileges appurtenant to the use and enjoyment of the Land. The Land and all rights, property, and interests above described are collectively referred to as the "Property";

Said Property being improved property, known as Lakeview Place, 22, 15, and 25 Century Boulevard, Nashville, Tennessee, and is the same real estate conveyed to Grantor by deed dated December 26, 2012, recorded as Instrument No. 20121227-0119611 and deed dated December 26, 2012, recorded as Instrument No. 20121227-0119612, each in the Register's Office of Davidson County, Tennessee.

This Special Warranty Deed (the "Deed") is executed by Grantor and accepted by Grantee subject to the items set out and listed in **Exhibit "B"** attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND title to the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever, against every person lawfully claiming or to claim the whole or any part thereof by, through, or under Grantor, but not otherwise.

(signature page follows)

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of December 2025

My commission expires:

Notary Public

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of December 19th, 2025.

GRANTOR:

ROSEMONT LAKEVIEW OPERATING LLC,
a Delaware limited liability company

By: _____
Name: Jason Kuester
Its: Authorized Signatory

State of Texas

County of Dallas

Subscribed and sworn to (or affirmed) before me on this 15th day of December, 2025, by Jason Kuester, Authorized Signatory of Rosemont Lakeview Operating LLC, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Laura Gail Allen (Seal)

LAURA GAIL ALLEN
Notary ID #11464042
My Commission Expires
February 28, 2027

The actual consideration or value, whichever is greater, for this transfer is $30,000,000.00.

_____
Affiant

State of Texas

County of Dallas

Subscribed and sworn to before me this 15th day of December, 2025.

Laura Gail Allen
Notary Public
My Commission Expires: 02-28-27

LAURA GAIL ALLEN
Notary ID #11464042
My Commission Expires
February 28, 2027

Exhibit A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being Lot M, on the Plan of REVISED CENTURY CITY - Lots "M" & "N", as shown on plat of record in Plat Book 6250, Page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description,

And being described as follows:

Being a certain tract of land lying in the FIFTEENTH COUNCILMANIC DISTRICT OF Nashville, Davidson County, Tennessee. Said tract is shown as Lot M on the plan entitled "REVISED CENTURY CITY - Lots M & N" of record in Plat Book 6250, Page 982, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said tract is located in the Southwest quadrant of the intersection of McGavock pike (right-of-way width varies) and century boulevard (right-of-way width varies) and being more particularly described by metes and bounds, as follows:

Beginning at an iron rod (old) 1/2" diameter in the Westerly right-of-way like of McGavock pike (right-of-way width varies) at the Northeast corner of Lot N on said plan entitled "REVISED CENTURY CITY - Lots M & N" and being the Southeast corner of the herein described property; thence, leaving said right-of-way line with the North line of said Lot N, North 79 degrees 55 minutes 25 seconds West, 434.10 feet to a Pk nail (old) lying in the Easterly right-of-way of said century boulevard, said pk nail (old) being the Northwest corner of said Lot N; thence, continuing with the right-of-way line of said century boulevard for the next five (5) calls:

1. North 31 degrees 55 minutes 27 seconds East, 453.07 feet to a concrete monument (old) broken; thence,

2. Along a curve to the right having a central angle of 27 degrees 02 minutes 37 seconds, a radius of 326.46 feet, an arc length of 154.09 feet, and a chord bearing and distance of North 25 degrees 30 minutes 33 seconds East, 152.66 feet to a concrete monument (old) broken; thence,

3. Along a curve to the right having a central angle of 61 degrees 52 minutes 49 seconds, a radius of 283.85 feet, an arch length of 306.56 feet, and a chord bearing and distance of North 69 degrees 53 minutes 59 seconds East 291.88 feet to a concrete monument (old); thence,

4. South 79 degrees 08 minutes 58 seconds East, 80.25 feet to an iron rod (old) 5/8 inch diameter, with rsa cap at the West end of the Southwest return curve at the intersection of said century boulevard and McGavock pike; thence,

5. Along said return curve to the right having a central angle of 89 degrees 56 minutes 52 seconds, a radius of 50.00 feet, an arc length of 78.49 feet, and a chord bearing and distance of South 34

degrees 05 minutes 16 seconds East, 70.68 feet to an iron rod (old) 5/8 inch diameter with rsa cap in the Westerly right-of-way line of said McGavock pike; thence,

With the Westerly right-of-way line of said McGavock pike for the next five (5) calls:

1. South 10 degrees 51 minutes 55 seconds West, 255.97 feet to an iron rod (old) 5/8 inch diameter, with rsa cap, thence,

2. South 79 degrees 08 minutes 05 seconds East, 5.00 feet to an iron rod (old) 5/8 inch diameter, with rsa cap, thence,

3. South 10 degrees 53 minutes 55 seconds West, 249.23 feet to an iron rod (old) 5/8 inch diameter, with rsa cap, thence,

4. Along a curve to the left having a central angle of 00 degrees 47 minutes 20 seconds, a radius of 10374.08 feet, an arc length of 142.84 feet, and a chord bearing and distance of South 10 degrees 28 minutes 35 seconds West, 142.84 feet to an iron rod (old) 5/8 inch diameter, with rsa cap; thence,

5. South 10 degrees 04 minutes 35 seconds West, 46.87 feet to the Point of Beginning.

Parcel 2:

Land in Davidson County, Tennessee, being Lot N, on the plan of REVISED CENTURY CITY - Lots "M" & "N", as shown on plat of record in Plat Book 6250, Page 982, in the Registers' Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description:

And being described as follows:

Being a certain tract of land lying in the FIFTEENTH COUNCILMANIC DISTRICT OF Nashville, Davidson County, Tennessee. Said tract is shown as Lot N on the plan entitled "REVISED CENTURY CITY - Lots M & N" of record in Plat Book 6250, Page 982, R.O.D.C.T. (Register's Office for Davidson County, Tennessee) and being more particularly described by metes and bounds, as follows:

Beginning at an iron rod (old) 1/2 inch diameter in the Westerly right-of-way line of McGavock pike (right-of-way width varies) at the Southeast corner of Lot M on said plan entitled "REVISED

CENTURY CITY - Lots M & N" and being the Northeast corner of the herein described property; thence,

Along said Westerly right-of-way line of McGavock pike, South 10 degrees 04 minutes 35 seconds West, 655.02 feet to an iron rod (old) 5/8 inch diameter, with rsa cap, said iron rod (old) being the Northeast corner of Lot Two on the plan entitled "TUCKER W. WHITE SUBDIVISION" of record in Book 3842, Page 56, R.O.D.C.T., thence,

With the North line of said Lot 2 and property conveyed to Harding Corporation of record as Instrument No. 200705300064194, R.O.D.C.T., North 80 degrees 30 minutes 35 seconds West, 401.30 feet to an iron rod (old) 5/8 inch diameter, with rsa cap in the Easterly right-of-way line of century boulevard (right-of-way width varies), thence,

With the Easterly right-of-way line of said century boulevard for the next five (5) calls:

1. Along a curve to the right having a central angle of 02 degrees 14 minutes 21 seconds, a radius of 1132.78 feet, an arc length of 44.27 feet, and a chord bearing and distance of North 17 degrees 04 minutes 23 seconds East, 44.26 feet to an iron rod (old) 5/8 inch diameter, with rsa cap; thence,

2. North 18 degrees 11 minutes 29 seconds East, 100.00 feet to an iron rod (old) 5/8 inch diameter, with rsa cap; thence,

3. Along a curve to the left having a central angle of 19 degrees 56 minutes 35 seconds, a radius of 532.28 feet, an arc length of 185.27 feet, and a chord bearing and distance of North 08 degrees 13 minutes 11 seconds East, 184.34 feet to an iron rod (old) 5/8 inch diameter, with rsa cap; thence,

4. North 01 degrees 45 minutes 06 seconds West, 145.99 feet to an iron rod (old) 5/8 inch diameter, with rsa cap; thence,

5. Along a curve to the right having a central angle of 13 degrees 40 minutes 58 seconds, a radius of 797.00 feet, an arc length of 190.32 feet, and a chord bearing and distance of North 05 degrees 06 minutes 37 seconds East, 189.87 feet to an pk nail (old). Said pk nail (old) being the Southwest corner of said lot M; thence,

With the South line of said Lot M, South 79 degrees 55 minutes 25 seconds East, 434.10 feet to the Point of Beginning.

Parcel 3:

Tract 1:

Being a tract of land lying in the FIFTEENTH COUNCILMANIC DISTRICT OF Nashville, Davidson County, Tennessee, said tract is the Northern portion of Lot 2 as shown on the plan entitled "an addition to Lot 2, revision to the resubdivision of CENTURY CITY" of record in Plat Book 11190, Page 21, R.O.D.C.T. (Register's Office for Davidson County, Tennessee), the following description was prepared using the afore mentioned subdivision plat with a date of record of January 20, 1999;

Beginning at a point in the Westerly right-of-way of Century Boulevard at the Southeast corner of Wells Reit II - One Century Place, L.L.C. of record as Instrument Number 200701180007311, R.O.D.C.T. and shown as Lot 1 of the plan entitled "Lot 1, PHASE ONE, CENTURY CITY WEST" of record as Instrument Number 200807020068654, R.O.D.C.T. and being the Northeast corner said Lot 2 of the herein described property.

Thence, with said right-of-way the next two calls:

Thence, South 09 degrees 05 minutes 38 seconds West, 374.04 feet to a point;

Thence, with a curve concave to the left with a delta angle of 01 degrees 28 minutes 26 seconds, with a radius of 880.00 feet, with an arc length of 22.64 feet, with a chord bearing of South 08 degrees 21 minutes 25 seconds West, 22.64 feet to a point;

Thence, leaving said right-of-way with a new line of division severing Lot 2 as shown on the plan entitled "an addition to Lot 2, Revision to the Resubdivision of CENTURY CITY" of record in Plat Book 11190, Page 21, R.O.D.C.T., the next six calls:

Thence, North 60 degrees 40 minutes 40 seconds West, 9.18 feet to a point; thence, South 88 degrees 14 minutes 12 seconds West, 50.89 feet to a point; thence, South 77 degrees 33 minutes 13 seconds West, 109.37 feet to a point; thence, North 74 degrees 46 minutes 22 seconds West, 86.55 feet to a point; thence, South 23 degrees 48 minutes 51 seconds West, 136.05 feet to a point;

Thence, North 66 degrees 11 minutes 09 seconds West, 305.08 feet to a point in the Easterly right-of-way of Ermac Drive:

Thence, with said right-of-way the next three calls:

Thence, North 45 degrees 06 minutes 09 seconds East, 4.00 feet to a point:

Thence, with a curve concave to the left with a delta angle of 38 degrees 59 minutes 36 seconds, with a radius of 575.00 feet, with an arc length of 391.32 feet, with a chord bearing of North 25 degrees 33 minutes 42 seconds East, 383.82 feet to a point;

Thence, North 05 degrees 59 minutes 27 seconds East, 282.16 feet to a point at the Southwest corner of William Garry Green, Karen L. Green and Timothy D. Green of record as Instrument Number 200608030094845, r.o.d.c.t, and shown as Lot 30 on the plan entitled "The Highlands" of record in Plat Book 2663, Page 127, r.o.d.c.t .;

Thence, leaving said right-of-way with said Green the next two calls:

Thence, South 83 degrees 59 minutes 03 seconds East, 153.38 feet to a point;

Thence, North 04 degrees 02 minutes 27 seconds East, 91.35 feet to a point in the Southerly line of said Lot 1 on the plan entitled "Lot 1, PHASE ONE, CENTURY CITY WEST" of record as Instrument Number 200807020068654, R.O.D.C.T.;

Thence, with said Lot 1 the next six calls:

Thence, South 86 degrees 58 minutes 41 seconds East, 164.00 feet to a point; thence, South 03 degrees 01 minutes 19 seconds West, 13.39 feet to a point;

Thence, with a curve to the left with a delta angle of 125 degrees 18 minutes 08 seconds, with a radius of 151.00 feet, with an arc length of 330.23 feet, with a chord bearing of South 18 degrees 15 minutes 18 seconds east, 268.24 feet to an iron rod (old);

Thence, South 80 degrees 54 minutes 22 seconds East, 26.99 feet to an iron rod (old); thence, South 09 degrees 05 minutes 38 seconds West, 30.00 feet to an iron rod (old); thence, South 80 degrees 54 minutes 22 seconds East, 20.00 feet to the Point of Beginning.

And being described as follows:

Tract "A" North portion of Lot 2, an addition to Lot 2 revision to the resubdivision of CENTURY CITY,

Being a certain tract of land lying in the FIFTEENTH COUNCILMANIC DISTRICT OF Nashville, Davidson County, Tennessee. Said tract being the Northern portion of Lot 2 on the plan entitled "an addition to Lot 2, revision to the resubdivision of CENTURY CITY" of record in Plat Book 11190, Page 21, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said tract is located in the Southwest quadrant of the intersection of century boulevard and century place (a private drive) and being more particularly described by metes and bounds, as follows:

Beginning at an iron rod (old) 5/8 inch Diame ILR, with rsa cap in the Westerly right-of-way of century boulevard (right-of-way width varies) said iron rod also being in the Southerly line of Lot 1 on the plan entitled "Lot 1, PHASE ONE, CENTURY CITY West" of record as Instrument Number 200807020068654, R.O.D.C.T. which is owned by Wells Reit II - One Century Place, L.L.C. of record as Instrument Number 200701180007311, R.O.D.C.T. and being the Northeast corner of the herein described property:

With the Westerly right-of-way of century boulevard the next two calls:

1) South 11 degrees 58 minutes 33 seconds West, 373.92 feet to a pk nail (old);

2) With a curve concave to the left with a delta angle of 01 degrees 28 minutes 27 seconds, with a radius of 880.00 feet, with an arc length of 22.64 feet, with a chord bearing of South 11 degrees 17 minutes 45 seconds West, 22.64 feet to an iron rod (new) 5/8 inch diameter, with rsa cap;

Leaving said Westerly right-of-way and with a new line of division severing Lot 2 as shown on the plan entitled "an addition to Lot 2, revision to the resubdivision of CENTURY CITY" of record in Plat Book 11190, Page 21, R.O.D.C.T., the next six calls:

Thence, North 57 degrees 43 minutes 07 seconds West, 8.74 feet to an iron rod (new) 5/8 inch diameter, with rsa cap; thence, North 88 degrees 48 minutes 14 seconds West, 50.89 feet to an iron rod (new) 5/8 inch diameter, with rsa cap; thence, South 80 degrees 30 minutes 47 seconds West, 109.37 feet to an iron rod (new) 5/8 inch diameter, with rsa cap; thence, North 71 degrees 48

minutes 49 seconds West, 86.55 feet to an iron rod (new) 5/8 inch diameter, with rsa cap; thence, South 26 degrees 46 minutes 25 seconds West, 136.05 feet to an iron rod (new) 5/8 inch diameter, with rsa cap; thence, North 63 degrees 13 minutes 35 seconds West, 305.08 feet to an iron road (old) 5/8 inch diameter with rsa cap in the Easterly right-of-way of Ermac drive (a 50 foot wide right-of-way);

With the Easterly right-of-way of ermac drive the next three calls:

Thence, North 48 degrees 02 minutes 34 seconds East, 4.00 feet to an iron rod (old) 5/8 inch diameter, with rsa cap:

3) With a curve concave to the left with a delta angle of 38 degrees 56 minutes 39 seconds, with a radius of 575.00 feet, with an arc length of 390.83 feet, with a chord bearing of North 28 degrees 11 minutes 49 seconds East, 383.35 feet to an iron rod (old) 5/8 inch diameter with rsa cap

4) North 09 degrees 04 minutes 07 seconds East, 281.47 feet to an iron rod (new) with rsa cap at the Southwest corner of William Garry Green, Karen L. Green and Timothy D. Green of record as Instrument Number 200608030094845, R.O.D.C.T. and shown as Lot 30 on the plan entitled "The Highlands" of record in Plat Book 2663, Page 127, r.o.d.c.t .;

Thence, leaving said right-of-way with said green the next two calls:

1) South 81 degrees 09 minutes 49 seconds East, 153.38 feet to an iron rod (old) 3/4 inch diameter;

2) North 07 degrees 07 minutes 06 seconds East, 91.13 feet to an iron rod (old) 1/2 inch diameter in the Southerly line of Lot 1 on the plan entitled" Lot 1, PHASE ONE, CENTURY CITY West" of record as Instrument Number 200807020068654, R.O.D.C.T. which is owned by Wells Reit II - One Century Place, L.L.C. of record as Instrument Number 200701180007311, R.O.D.C.T.;

Thence, with said Lot 1 the next six calls:

1) South 84 degrees 05 minutes 56 seconds East, 164.02 feet to a tack in lead (old);

2) South 05 degrees 55 minutes 55 seconds West, 13.38 feet to a railroad spike (old);

3) With a curve concave to the left with a delta angle of 125 degrees 23 minutes 51 seconds, with a radius of 151.00 feet, with an arc length of 330.48 feet, with a chord bearing of South 15 degrees 24 minutes 36 seconds East 268.36 feet to an iron rod (old) 5/8 inch diameter with rsa cap;

4) South 78 degrees 02 minutes 04 seconds East, 26.98 feet to an iron rod (old) 5/8 inch diameter, with a rsa cap;

5) South 11 degrees 50 minutes 19 seconds West, 30.01 feet to an iron rod (old) 5/8 inch diameter, with rsa cap;

6) South 77 degrees 47 minutes 10 seconds East, 19.85 feet to the Point of Beginning.

Tract 2:

Easement(s) Benefiting Tract 1 contained in Declaration of Easements of record in Instrument No. 201102140012596, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rosemont Lakeview Operating LLC, a Delaware limited liability company, by Deeds from Lakeview Place, LLC, a Delaware limited liability company, of record in Instrument No. 201212270119611, and in Instrument No. 201212270119612, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 12/19/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/19/2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL



202512230102113