Karen Johnson Davidson County
Batch# 1363097 DEEDWARRSP
12/30/2025 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103828

SPECIAL WARRANTY DEED

FROM: Plaza Mariachi, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: HC Plaza, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
HC Plaza, LLC 73 Whitebridge Road, Suite 103 Nashville, TN 37205	Same	133-15-0-145.00 133-15-0-154.00 133-15-0-155.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Deed and the transfer of the property is exempt from any state, county or municipal transfer or stamp tax under 11 U.S.C.A. section 1146(a).

The actual consideration for this transfer is $13,450,000.00.

Affiant

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

Notary Public

My Commission Expires:

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Plaza Mariachi, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **HC Plaza, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 3941 and 3955 Nolensville Pike, Nashville, Tennessee 37211.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 29th day of December, 2025.

SELLER: Plaza Mariachi, LLC,
a Tennessee limited liability company
Debtor and Debtor-in-Possession

By: _____
Mark Janbakhsh, Manager

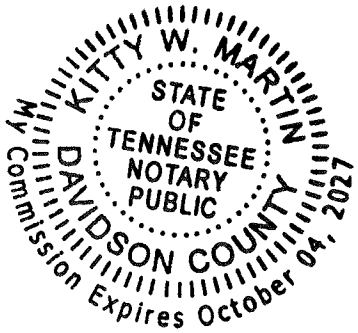
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Janbakhsh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Plaza Mariachi, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 23rd day of December, 2025.

_____
Notary Public

My Commission Expires: 10-4-27



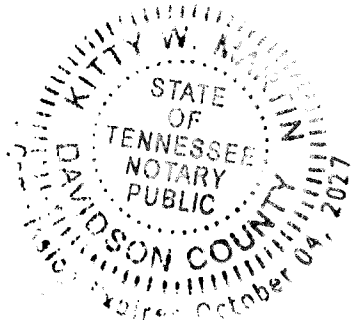


EXHIBIT A

PROPERTY DESCRIPTION

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

Being Lots 1, 2 and 3, MAJOR SUBDIVISION OF THE REVISION PLAT OF ELYSIAN PLAZA LOTS 4 & 5, as shown in Instrument No. 202509250076577, in the register's office of Davidoson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to Plaza Mariachi, LLC, a Tennessee limited liability company by Deed from JMM III, LLC, a Tennessee limited liability company of record in Instrument No. 201601280008247 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Plaza Mariachi, LLC, a Tennessee limited liability company by Deed from JMM II, LLC, a Tennessee limited liability company of record in Instrument No. 201601280008246 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2026 and future taxes, a lien, not yet due and payable. Taxes for the year 2025 were paid at the closing of the sale and prorated between the parties.

2. All matters shown on plat(s) of record in Book 4300, Page 6; Book 5200, Page 602; Book 6900, Page 370; Instrument No. 200103160025374; Instrument No. 200304160050965; and Instrument No. 202509250076577, in the Register's Office of Davidson County, Tennessee.

3. Clearance Permit of record in Book 1298, Page 488, in the Register's Office of Davidson County, Tennessee.

4. Perpetual Easement For Highway Purposes from Bonanza Investors Company, a Partnership to State of Tennessee, of record in Book 4046, Page 65, in the Register's Office of Davidson County, Tennessee.

5. Easement(s) granted The State of Tennessee by Judgment of record in Book 4210, Page 805, in the Register's Office of Davidson County, Tennessee.

6. Easement contained in Deed of recorded in Book 6128, Page 961, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Reciprocal Easements and Restrictions, by Michael H. Clark, an individual, of record in Book 6129, Page 163, in the Register's Office of Davidson County, Tennessee.

8. Easement contained in Deed of recorded in Book 7275, Page 814, in the Register's Office of Davidson County, Tennessee.

9. Easement contained in Deed of recorded in Book 7275, Page 830, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Declaration of Easement Agreement, by JMM, LLC, a Tennessee limited liability company in favor of Plaza Mariachi, LLC, a Tennessee limited liability company in favor of, of record in Instrument No. 202104120048022, in the Register's Office of Davidson County, Tennessee.

11. Rights of parties in possession not shown by the Public Records.

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 12/29/2025 (date of document).

Bainbridge Dillion

Affiant Signature

12/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2025.

Erica Allyn

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

