Karen Johnson Davidson County
Batch# 1364079 DEEDWARRSP
12/31/2025 10:05:30 AM 6 pgs
Fees: $33.00 Taxes: $13,320.00
20251231-0104393

SPECIAL WARRANTY DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Holland & Knight LLP Attn: Phillip F. Head 511 Union Street, Suite 2700 Nashville, TN 37219	Quality Nashville, L.L.C., 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215	3115 Ambrose Avenue, Nashville, TN 37207	072-000-006.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 29th day of December, 2025, by and between THE MEN'S WEARHOUSE, LLC, a Texas limited liability company, successor in interest via merger to MITCHELL'S FORMAL WEAR, INC., a Georgia corporation (hereinafter referred to as "Grantor"), and QUALITY NASHVILLE, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject, however to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

When Recorded Return To: L Smith
First American Title Insurance Company
National Commercial Services
101 S. Hanley Rd., Suite 575
St. Louis, Missouri 63105
File No. NCS-1216679-STLO

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

THE MEN'S WEARHOUSE, LLC,
a Texas limited liability company, successor in interest via merger to MITCHELL'S FORMAL WEAR, INC., a Georgia corporation

By: _____
Name: Chris Labrosse
Title: Senior Vice President, Real Estate & Construction

STATE OF New York)
) SS.
COUNTY OF New York)

On the 22nd day of December in the year 2025 before me, the undersigned, personally appeared Chris Labrosse of THE MEN'S WEARHOUSE, LLC, a Texas limited liability company, successor in interest via merger to MITCHELL'S FORMAL WEAR, INC., a Georgia corporation , its Senior Vice President, Real Estate & Construction personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Senior Vice President, Real Estate & Construction, of said limited liability company, and that by his signature on the instrument, the limited liability company upon behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC

MIKE MCGOVERN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC0039212
Qualified in Westchester County
Commission Expires 07/08/2029

MIKE MCGOVERN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC0039212
Qualified in Westchester County
Commission Expires 07/08/2029

AFFIDAVIT OF VALUE

I, or we, hereby swear or 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 **Three Million Six Hundred Thousand** Dollars (**$3,600,000.00**), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of December, 2025.

Notary Public

My Commission Expires: 7/21/27

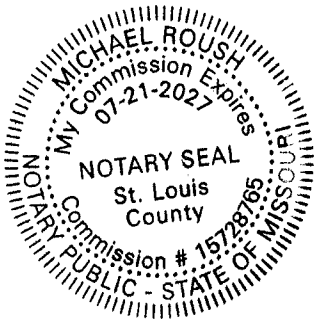


EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Land in the First Civil District of Nashville, Davidson County, Tennessee, identified on the Tax Map as Map 72, Parcel 6, and being described according to a Class "A" Survey by R. L. Spears & Company, Registered Land Surveyor No. 126, dated September 4, 1985, as follows:

Beginning at an iron pin in the westerly margin of Ambrose Avenue at the Northeast corner of the property conveyed to Sidney E. Knight and wife, of record in Book 4985, page 780, and Book 5009, page 855, Register's Office for said County; thence, with Knight's North line South 89 degrees 28' 29" West 321.22 feet to an iron pin in the easterly margin of Ellington Parkway and a controlled access fence, said point being North 15 degrees 21' 43" East 5.79 feet from a Tennessee Department of Transportation concrete monument; thence, with the said margin of Ellington Parkway and said fence, North 15 degrees 21' 43" East 167.23 feet to another concrete monument; thence, continuing with same North 6 degrees 46' 49" East 385.96 feet to an iron pin thence, leaving said margin of Ellington Parkway and said fence, South 83 degrees 13' 11" East 2.81 feet to an iron rod in the West margin of Ambrose Avenue; thence, with said margin of Ambrose Avenue, the following calls and distances: South 52 degrees 35' 14" East 76.93 feet to an iron rod; thence, South 52 degrees 29' 01" East 32.12 feet to an iron rod at the beginning of a curve to the right having a delta of 55 degrees 33' 01", a radius of 384.92 feet, a tangent of 202.73 feet, southeastwardly around said curve, 373.19 feet to an iron rod; thence, South 3 degrees 04' 00" W 149.25 feet to the point of beginning, containing 2.81 acres or 122,284 square feet.

Being the same property conveyed to Mitchell's Formal Wear, Inc., by deed from B&D Enterprises, A Partnership, of record in Book 6731, page 452, said Register's Office.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.

2. Slope easements evidenced in Deed of record in Book 3429, Page 455, in the Register's Office of Davidson County, Tennessee.

3. Rights of ingress and egress contained in Deed of record in Book 4839, Page 148, in the Register's Office of Davidson County, Tennessee.

4. Rights of The Lamar Companies, as tenant only, under a prior unrecorded lease without options to purchase or rights of first refusal.

5. Any facts, rights, interests, or claims that may exist by reason of the following matters disclosed by the ALTA/NSPS survey of the Land made by Blew Surveying, Engineering, and Environmental dated October 20, 2025, and last revised December 29, 2025, and designated Job Number 25-8992.

Tennessee Certification of Electronic Document

I, Joshua Cohen, 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 December 29, 2025 (date of document).

Affiant Signature

December 29, 2025
Date

State of Missouri

County of St. Louis

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

Notary's Signature

MY COMMISSION EXPIRES: 7/21/2027

NOTARY'S SEAL

MICHAEL ROUSH
My Commission Expires
07-21-2027
NOTARY SEAL
St. Louis
County
Commission # 15729765
NOTARY PUBLIC - STATE OF MISSOURI

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