This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1371809 DEEDWARRSP
01/22/2026 01:50:30 PM 7 pgs
Fees: $38.00 Taxes: $8,880.00
20260122-0005383

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Linden 3CR Partners LLC 4015 Hillsboro Pike Ste 211 Nashville, TN 37215	Linden 3CR Partners LLC 4015 Hillsboro Pike Ste 211 Nashville, TN 37215	104 16 0 107.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LINDEN APARTMENTS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LINDEN 3CR PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "**Land**"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is part of the same real estate conveyed to the Grantor by Quitclaim Deed recorded as Instrument No. 20091201-0109787, in the Register's Office of Davidson County, Tennessee, Tax ID No. 104 16 0 107.01.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but against none other.

Witness my hand this 20th day of January 2026.

GRANTOR:

LINDEN APARTMENTS, LLC,
a Tennessee limited liability company

By: _____
Joan K. Raskin, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joan K. Raskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Manager of LINDEN APARTMENTS, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of January 2026.

_____
NOTARY PUBLIC

My Commission Expires:
11/8/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

STATE OF TENNESSEE

COUNTY OF Davidson

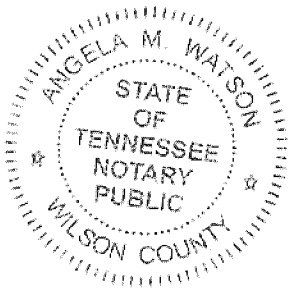
The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $2,400,000.00.

Subscribed and sworn to before me this 16th day of January 2026.

My Commission expires: 7-27-26

Angela M. Watson

Notary Public



AFFIANT:

LINDEN 3CR PARTNERS LLC,
a Delaware limited liability company

By: R D Apple

Rick Apple, Authorized Signatory

EXHIBIT "A"

Legal Description of the Land

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 68 and a portion of Lot 67 in the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Plat Book 3500, Page 52, in the Register's Office for Davidson County, Tennessee, further described as follows, to-wit:

BEING A TRACT OF LAND SITUATED IN THE 18TH CIVIL DISTRICT IN DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING LOT NO. 2 AS SHOWN ON THE PLAN OF RESUBDIVISON OF LOT 68 AND A PORTION OF LOT 67 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS OF RECORD IN PLAT BOOK 3500, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.T.), SAID TRACT ALSO BEING EAST OF 21ST AVENUE SOUTH, SOUTH OF ASHWOOD AVENUE, WEST OF 20TH AVENUE, NORTH OF AND ADJACENT TO LINDEN AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (OLD) IN THE NORTH RIGHT OF WAY OF LINDEN AVENUE, (56' R.O.W. PLAT BOOK 3500, PAGE 52, R.O.D.C.T.), SAID REBAR BEING THE SOUTHEAST CORNER OF THE FIRST FARMERS & MERCHANTS BANK, (INST. NO. 20180914-0091606, R.O.D.C.T., SAID REBAR ALSO BEING THE SOUTHWEST CORNER OF HEREIN TRACT DESCRIBED AND HAVING TENNESSEE STATE PLANE COORDINATES OF NORTHING 654285.01, EASTING 1731574.38; THENCE, LEAVING SAID LINDEN AVENUE AND WITH THE EAST LINE OF SAID FIRST FARMERS & MERCHANTS BANK, N07° 01' 07"E, 162.36 FEET TO AN IRON PIN (OLD), SAID PIN BEING THE NORTHEAST CORNER OF SAID FIRST FARMERS & MERCHANTS BANK, SAID PIN ALSO IN THE SOUTH LINE OF THE BRYANT HOLDINGS, LLC., (INST. NO. 20251002-0078410, R.O.D.C.T.), SAID PIN ALSO BEING THE NORTHWEST CORNER OF HEREIN TRACT DESCRIBED; THENCE, LEAVING SAID FIRST FARMERS & MERCHANTS BANK, WITH AND PAST THE CORNER OF SAID BRYANT PROPERTY, TO AND ALONG THE PARTNERS REAL ESTATE GROUP PROPERTY, (INST. NO. 20201203-0140522, R.O.D.C.T., S81° 42' 48"E, 139.92 FEET TO A 1/2" REBAR (OLD) IN THE WEST RIGHT OF WAY OF A 20-FOOT UNIMPROVED ALLEY, (PLAT BOOK 3500, PAGE 52, R.O.D.C.T.), SAID REBAR BEING THE SOUTHEAST CORNER OF SAID PARTNERS REAL ESTATE GROUP, SAID REBAR ALSO BEING THE NORTHEAST CORNER OF SAID HEREIN TRACT DESCRIBED AND HAVING TENNESSEE STATE PLANE COORDINATES OF NORTHING 654425.98, EASTING 1731732.68; THENCE, LEAVING SAID PARTNERS REAL ESTATE GROUP AND WITH THE WEST RIGHT OF WAY OF SAID UNIMPROVED ALLEY, S07° 00' 12"W, 143.04 FEET TO A 1/2" REBAR SET, (CAPPED TTL); THENCE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.56 FEET, A CHORD BEARING OF S56° 53' 54"W, FOR A CHORD DISTANCE 26.20 FEET TO A 1/2" REBAR SET, (CAPPED TTL), IN THE NORTH RIGHT OF WAY OF SAID LINDEN AVENUE; THENCE, WITH SAID LINDEN AVENUE, N82° 39' 53"W 119.89 FEET TO THE POINT OF BEGINNING. HEREIN DESCRIBED TRACT CONTAINING 22,469 SQUARE FEET OR 0.52 ACRES MORE OR LESS.

SUBJECT TO ANY CONVEYANCES, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHT OF WAYS OF AND NOT OF RECORD.

Being the same property conveyed to Linden Apartments, LLC, a Tennessee limited liability company by Quitclaim deed from Raskin Asset Management, LP (40%); Sujo, LLC (40%); Palz, LP (20%) of record in

Instrument No. 20091201-0109787 Register's Office for Davidson County, Tennessee, dated October 20, 2009 and recorded on December 1, 2009.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants, as tenants only, under unrecorded, unexpired leases with no option to purchase or rights of first refusal.

2. Taxes for the year 2026 and thereafter, a lien not yet due and payable.

3. Subject to the following matters, as shown on ALTA/NSPS Land Title Survey by Jake S. Lay, TN RLS #3464, dated 12/05/2025 and bearing Project No. 25-12-3530.00:
   a. Overhead Utility Lines located on the subject property
   b. 5.5' Concrete Pad Encroachment on neighboring property

Please Return to:
Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 1/20/2026.

Date

Affiant Signature

1/21/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of January, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)