Karen Johnson Davidson County
Batch# 1376820 DEEDWARRSP
02/05/2026 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $29,600.00
20260205-0008549

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	Same	072 13 0 246.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EAST NASHVILLE, LLC, a Florida limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to EAST NASHVILLE OWNER, LLC, a Delaware limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1003 Douglas Avenue, Nashville, TN 37206.

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

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this 2nd day of February, 2026.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

EAST NASHVILLE, LLC,
a Florida limited liability company

By: _____
Robert Castro, Member

STATE OF FLORIDA)

COUNTY OF BROWARD)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert Castro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of EAST NASHVILLE, LLC, a Florida limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 23rd day of January, 2026.

_____
Notary Public

My Commission Expires: 01-28-2028

Notary Public State of Florida
Raquel Pacheco
My Commission HH 461388
Expires 1/28/2028

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $8,000,000.00.

Brandy Catalanotto
Affiant

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/22/29

EXHIBIT A

Legal Description

BEING A TRACT OF LAND LYING IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 1 AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 0073, PAGE 039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (FORMERLY LOTS 201-210 AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 72 AND 73, R.O.D.C.). SAID TRACT IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, SAID POINT BEING APPROXIMATELY 525 FEET WEST OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE.

THENCE, LEAVING SAID MARGIN ALONG OR NEAR THE EASTERLY LINE OF SHARON T. SPARKMAN AND MILDRED V. GRISBY OF RECORD IN DEED BOOK 11110, PAGE 586, R.O.D.C., NORTH 02°47'51" EAST, 268.24 FEET TO A POINT IN THE SOUTHERLY MARGIN OF A 30 FEET ALLEY;

THENCE, WITH SAID ALLEY, SOUTH 88°07'21" EAST, 539.64 FEET TO A POINT IN THE WESTERLY MARGIN OF TREVECCA AVENUE;

THENCE, WITH SAID MARGIN WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 18°40'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°19'29" WEST 207.70 FEET FOR AN ARC LENGTH OF 208.62 FEET AND A TANGENT LENGTH OF 105.25 FEET TO A POINT;

THENCE, SOUTH 03°59' 11"WEST, 45.75 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 88°30'49", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 48°14'35" WEST, 34.89 FEET FOR AN ARC LENGTH OF 38.62 FEET AND A TANGENT LENGTH OF 24.36 FEET TO A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, NORTH 87°30'00" WEST, 475.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 138,430 SQUARE FEET OR 3.18 ACRES, MORE OR LESS.

Being the same property conveyed to East Nashville LLC, a Florida limited liability company, by Warranty Deed dated September 22, 2016 and recorded September 23, 2016 from Nashville College Investment, LLC, a North Carolina limited liability company, of record in Instrument No. 20160923-0100559, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 72, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 73, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Instrument No. 20021015-0126624, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20020604-0067164 and in Instrument No. 20040217-0017815, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20040727-0089488, Register's Office for Davidson County, Tennessee.

49259366.2

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 February 2, 2026 (date of document).

Affiant Signature

February 2, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of February, 2026.

Brandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON