Karen Johnson Davidson County
Batch # 1380795 DEEDWARRSP
02/13/2026 02:31:14 PM 4 pgs
Fees: $23.00 Taxes: $34,040.00
20260213-0011830

This instrument prepared by:
Meagan Webb, Esq.
Merus LLC
302 W. Third St., Suite 300
Cincinnati, OH 45202

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
RIVERGATE MP HOLDINGS LLC c/o Merus LLC 302 W. Third St., Suite 300 Cincinnati, Ohio 45202	Same as new owner address	Parcel Nos.: 02614002400 and 02614003100

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 is hereby acknowledged, **MRH RIVERGATE, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and do hereby transfer and convey unto **RIVERGATE MP HOLDINGS LLC,** an Ohio limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"). This is improved Property, commonly known as part of 1000 Rivergate Pkwy, Goodlettsville, TN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except for applicable zoning and building regulations, all easements, restrictions, covenants, conditions and limitations of record, and the current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through, or under grantor herein, but no further or otherwise.

[GRANTOR SIGNATURE ON THE FOLLOWING PAGE]

Witness my hand this 23rd day of January, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MRH RIVERGATE, LLC,
a Tennessee limited liability company

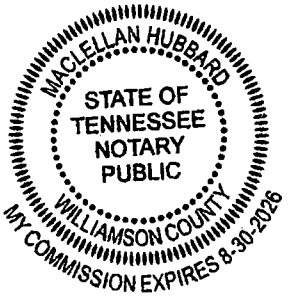
By: _____
Name: Lynn Golden
Its: Co-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, Maclellan Hubbard, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lynn Golden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-President of MRH RIVERGATE, LLC, a Tennessee limited liability company, the within named Grantor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

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



_____
Notary Public
My Commission Expires: 8/30/2026

OATH OF CONSIDERATION

STATE OF OHIO }
COUNTY OF HAMILTON }

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 **$9.200,000.00**, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT:

RIVERGATE MP HOLDINGS LLC,
an Ohio limited liability company
By: Merus LLC, an Ohio limited liability company, its Manager

By: _____
Name: Stephanie P. Gaither
Title: EVP & COO, Real Estate

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January, 2026.

_____
NOTARY PUBLIC

My Commission expires: 9/1/2030

NOTARIAL SEAL STATE OF OHIO

EMILY LUCAS
Notary Public, State of Ohio
Commission #: 2020-RE-819258
My Commission Expires 09-01-2030

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Being a parcel of land in the Second Civil District, Goodlettsville, Davidson County, Tennessee, located on the Easterly side of Two Mile Parkway, and being more particularly described as follows: beginning at an iron pin set on the Easterly margin of Two Mile Parkway, said point being Northerly 2,664 feet, more or less, from the intersection of Two Mile Parkway and Gallatin Road, said point also being the Northwesterly corner of the herein described tract; thence, leaving the Easterly margin of Two Mile Parkway, with the Southerly line of Lot No. 1 on the plan of Resubdivision Tracts C-2, D-2 and D-3, RIVERGATE MALL SHOPPING CENTER, as of record in Book 6900, Page 279, register's office for Davidson County. Tennessee, N 74 deg. 30 min. E, 376.57 feet to an iron pin set; thence, S 74 deg. 30 min. E, 510.00 feet to an iron pin set: thence, with the Westerly lines of Lot 2 on the plan of Resubdivision Tracts C-2, D-2, D-3, RIVERGATE MALL SHOPPING CENTER and Tract D-1 on the Resubdivision Tracts A-1, B, C-1 and D-1, RIVERGATE MALL SHOPPING CENTER, S 15 deg. 30 min. W, 810.00 feet to an iron pin set; thence, N 74 deg. 30 min. W, 415.95 feet to an iron pin set on the Easterly margin of two Mile Parkway; Thence, Northerly with the Easterly margin of two mile parkway, N 18 deg. 35 min. W, 743.82 feet to the Point of Beginning.

Being the same property conveyed to MRH Rivergate, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Macy's Retail Holdings, LLC, an Ohio Limited Liability Company, successor to The May Department Stores Company, a New York corporation, of record in Instrument No. 202008070088426, in the Register's Office of Davidson County, Tennessee.