Karen Johnson Davidson County
Batch# 1383761 DEEDWARRSP
02/20/2026 12:16:30 PM 10 pgs
Fees: $53.00 Taxes: $13,535.38
20260220-0013692

THIS INSTRUMENT WAS PREPARED BY
AND FOLLOWING RECORDING RETURN TO:

David R. Feinberg, Esq.
55 Fifth Avenue, 15th Floor
New York, New York 10003

SPECIAL WARRANTY DEED

NASHVILLE DIVISION 1 LLC, as to an undivided 1.1473% interest as a tenant in common, **NASHVILLE DIVISION 2 LLC**, as to an undivided 1.7879% interest as a tenant in common, **NASHVILLE DIVISION 3 LLC**, as to an undivided 2.1739% interest as a tenant in common, **NASHVILLE DIVISION 4 LLC**, as to an undivided 3.5898% interest as a tenant in common, **NASHVILLE DIVISION 5 LLC**, as to an undivided 3.9111% interest as a tenant in common, **NASHVILLE DIVISION 6 LLC**, as to an undivided 2.1739% interest as a tenant in common, **NASHVILLE DIVISION 7 LLC**, as to an undivided 3.3593% interest as a tenant in common, **NASHVILLE DIVISION 8 LLC**, as to an undivided 0.8595% interest as a tenant in common, **NASHVILLE DIVISION 9 LLC**, as to an undivided 5.9884% interest as a tenant in common, **NASHVILLE DIVISION 10 LLC**, as to an undivided 1.8908% interest as a tenant in common, **NASHVILLE DIVISION 11 LLC**, as to an undivided 8.1159% interest as a tenant in common, **NASHVILLE DIVISION 12 LLC**, as to an undivided 15.0725% interest as a tenant in common, **NASHVILLE DIVISION 13 LLC**, as to an undivided 2.7778% interest as a tenant in common, **NASHVILLE DIVISION 14 LLC**, as to an undivided 2.2222% interest as a tenant in common, **NASHVILLE DIVISION 15 LLC**, as to an undivided 5.8551% interest as a tenant in common, **NASHVILLE DIVISION 16 LLC**, as to an undivided 2.7778% interest as a tenant in common, **NASHVILLE DIVISION 17 LLC**, as to an undivided 1.6667% interest as a tenant in common, **NASHVILLE DIVISION 18 LLC**, as to an undivided 3.9763% interest as a tenant in common, **NASHVILLE DIVISION 19 LLC**, as to an undivided 7.6634% interest as a tenant in common, **NASHVILLE DIVISION 20 LLC**, as to an undivided 7.6634% interest as a tenant in common, **NASHVILLE DIVISION 21 LLC**, as to an undivided 7.6634% interest as a tenant in common, and **NASHVILLE DIVISION 22 LLC**, as to an undivided 7.6634% interest as a tenant in common, each a Tennessee limited liability company, each with an address of c/o The Becker Organization, 24 Church Street, Montclair, New Jersey 07042, on February 18, 2026, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **NASHVILLE DIVISION 1 LLC**, as to an undivided 1.1473% interest as a tenant in common, **NASHVILLE DIVISION 2 LLC**, as to an undivided 1.7879% interest as a tenant in common, **NASHVILLE DIVISION 3 LLC**, as to an undivided 2.1739% interest as a tenant in common, **NASHVILLE DIVISION 4 LLC**, as to an undivided 3.5898% interest as a tenant in common, **NASHVILLE DIVISION 5 LLC**, as to an undivided 3.9111% interest as a tenant in common, **NASHVILLE DIVISION 6 LLC**, as to an undivided 2.1739% interest as a tenant in common, **NASHVILLE DIVISION 7 LLC**, as to an undivided 3.3593% interest as a tenant in common, **NASHVILLE DIVISION 8 LLC**, as to an undivided 0.8595% interest as a tenant in common, **NASHVILLE DIVISION 9 LLC**, as to an undivided 5.9884% interest as a tenant in

common, **NASHVILLE DIVISION 10 LLC**, as to an undivided 1.8908% interest as a tenant in common, **NASHVILLE DIVISION 11 LLC**, as to an undivided 8.1159% interest as a tenant in common, **NASHVILLE DIVISION 12 LLC**, as to an undivided 15.0725% interest as a tenant in common, **NASHVILLE DIVISION 13 LLC**, as to an undivided 2.7778% interest as a tenant in common, **NASHVILLE DIVISION 14 LLC**, as to an undivided 2.2222% interest as a tenant in common, **NASHVILLE DIVISION 15 LLC**, as to an undivided 5.8551% interest as a tenant in common, **NASHVILLE DIVISION 16 LLC**, as to an undivided 2.7778% interest as a tenant in common, **NASHVILLE DIVISION 17 LLC**, as to an undivided 1.6667% interest as a tenant in common, **NASHVILLE DIVISION 18 LLC**, as to an undivided 3.9763% interest as a tenant in common, **NASHVILLE DIVISION 19 LLC**, as to an undivided 21.7331% interest as a tenant in common, **NASHVILLE DIVISION 20 LLC**, as to an undivided 4.4929% interest as a tenant in common, and **NASHVILLE DIVISION 21 LLC**, as to an undivided 4.4277% interest as a tenant in common, each a Tennessee limited liability company, each with an address of c/o The Becker Organization, 24 Church Street, Montclair, New Jersey 07042 (collectively, "**Grantee**"), the real property in Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

BEING a part of the same property conveyed to Grantor by Taconic Asset Trust, a Delaware statutory trust, acting solely with respect to Series 2022-6 by Special Warranty Deed of record at Instrument No. 20251230-0103204 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns in fee simple forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not further or otherwise, subject to the Permitted Exceptions.

[*Signature Page Follows*]

EXECUTED as of February 12, 2026 but delivered and effective as of the date first above written.

NASHVILLE DIVISION 1 LLC,
NASHVILLE DIVISION 2 LLC,
NASHVILLE DIVISION 3 LLC,
NASHVILLE DIVISION 4 LLC,
NASHVILLE DIVISION 5 LLC,
NASHVILLE DIVISION 6 LLC,
NASHVILLE DIVISION 7 LLC,
NASHVILLE DIVISION 8 LLC,
NASHVILLE DIVISION 9 LLC,
NASHVILLE DIVISION 10 LLC,
NASHVILLE DIVISION 11 LLC,
NASHVILLE DIVISION 12 LLC,
NASHVILLE DIVISION 13 LLC,
NASHVILLE DIVISION 14 LLC,
NASHVILLE DIVISION 15 LLC,
NASHVILLE DIVISION 16 LLC,
NASHVILLE DIVISION 17 LLC,
NASHVILLE DIVISION 18 LLC,
NASHVILLE DIVISION 19 LLC,
NASHVILLE DIVISION 20 LLC,
NASHVILLE DIVISION 21 LLC, AND
NASHVILLE DIVISION 22 LLC,
each a Tennessee limited liability company,
as tenants in common

By: TBO Manager LLC, its Manager

By: _____
Name: Bryan Becker
Title: Manager

STATE OF NEW JERSEY

COUNTY OF Union

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Becker with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of TBO Manager LLC, the Manager of **NASHVILLE DIVISION 1 LLC, NASHVILLE DIVISION 2 LLC, NASHVILLE DIVISION 3 LLC, NASHVILLE DIVISION 4 LLC, NASHVILLE DIVISION 5 LLC, NASHVILLE DIVISION 6 LLC, NASHVILLE DIVISION 7 LLC, NASHVILLE DIVISION 8 LLC, NASHVILLE DIVISION 9 LLC, NASHVILLE DIVISION 10 LLC, NASHVILLE DIVISION 11 LLC, NASHVILLE DIVISION 12 LLC, NASHVILLE DIVISION 13 LLC, NASHVILLE DIVISION 14 LLC, NASHVILLE DIVISION 15 LLC, NASHVILLE DIVISION 16 LLC, NASHVILLE DIVISION 17 LLC, NASHVILLE DIVISION 18 LLC, NASHVILLE DIVISION 19 LLC, NASHVILLE DIVISION 20 LLC,** and **NASHVILLE DIVISION 21 LLC**, each a Tennessee limited liability company, as tenants in common, the Grantor of the foregoing instrument.

WITNESS my hand and Official Seal at office, this 12 day of February, 2026.

Notary Public

My Commission Expires 1/6/2030.

JONATHAN DAVERSA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 6,2030
COMMISSION #50226989

***

STATE OF NEW JERSEY

COUNTY OF Essex

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 $3,658,289.99, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Bryan Becker in his capacity as Manager of TBO Manager LLC, the Manager of NASHVILLE DIVISION 1 LLC, NASHVILLE DIVISION 2 LLC, NASHVILLE DIVISION 3 LLC, NASHVILLE DIVISION 4 LLC, NASHVILLE DIVISION 5 LLC, NASHVILLE DIVISION 6 LLC, NASHVILLE DIVISION 7 LLC, NASHVILLE DIVISION 8 LLC, NASHVILLE DIVISION 9 LLC, NASHVILLE DIVISION 10 LLC, NASHVILLE DIVISION 11 LLC, NASHVILLE DIVISION 12 LLC, NASHVILLE DIVISION 13 LLC, NASHVILLE DIVISION 14 LLC, NASHVILLE DIVISION 15 LLC, NASHVILLE DIVISION 16 LLC, NASHVILLE DIVISION 17 LLC, NASHVILLE DIVISION 18 LLC, NASHVILLE DIVISION 19 LLC, NASHVILLE DIVISION 20 LLC, NASHVILLE DIVISION 21 LLC, AND NASHVILLE DIVISION 22 LLC, each a Tennessee limited liability company, as tenants in common

Subscribed and sworn to before me this 12 day of February, 2026.

Notary Public

My Commission Expires 1/6/2030.

JONATHAN DAVERSA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 6,2030
COMMISSION #50226989

Tax Parcel Number:
093-140-459.00
093-140-449.00
093-140-602.00

Tax Notices to:
c/o The Becker Organization
24 Church Street
Montclair, New Jersey 07042

Property Address:

709 Rep John Lewis Way S, Nashville, Tennessee 37203
718 6th Ave S, Nashville, Tennessee 37203
0 6th Ave S, Nashville, Tennessee 37203

Name and Address of
New Property Owner:

c/o The Becker Organization
24 Church Street
Montclair, New Jersey 07042

Exhibit "A"

Legal Description of the Property

TRACTS 1 and 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1 AND 2 ON THE PLAN OF CONSOLIDATION OF THE GREYHOUND LINES PROPERTY, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NO. 20110415-0029258, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT 3:

A TRACT OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING NORTH OF AND ADJACENT TO ASH STREET (AS WIDENED METRO PUBLIC WORKS PROJECT NUMBER 2013 R12A), EAST OF AND ADJACENT TO SIXTH AVENUE S (AS WIDENED), SOUTH OF AND ADJACENT TO ALLEY NO. 144, AND WEST OF AND ADJACENT TO ALLEY NO. 71, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TAGGED PK NAIL (SET) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY FOR ALLEY NO. 144 AND THE WESTERLY RIGHT-OF-WAY FOR ALLEY NO. 71; THENCE WITH SAID WESTERLY RIGHT-OF-WAYS 27° 26' 06" E, A DISTANCE OF 67.06 FEET TO A 5/8" CAPPED REBAR (SET) ON THE NEWLY ESTABLISHED RIGHT-OF-WAY FOR ASH STREET (SEE METRO PUBLIC WORKS PROJECT NUMBER 2013 R12A); THENCE WITH SAID NEWLY ESTABLISHED RIGHT-OF-WAY FOR THE NEXT FIVE (5) CALLS TO 5/8" CAPPED REBARS (SET) AS FOLLOWS:

S 62°25'46" W, AS DISTANCE OF 36.72'; ALONG A 613.96 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 101.41 FEET, HAVING A CHORD BEARING OF S 57° 41' 52" W, AND A CHORD DISTANCE OF 101.29 FEET; S 52° 57' 58" W, FOR A DISTANCE OF 52.58 FEET;

N 27° 26' 06" W, FOR A DISTANCE OF 9.13 FEET; S 52° 57' 58" W, FOR A DISTANCE OF 12.66 FEET TO A 5/8" CAPPED REBAR (SET) AT THE INTERSECTION OF THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY FOR SIXTH AVENUE S (SEE METRO PUBLIC WORKS PROJECT NUMBER 2013 R12A);

THENCE WITH SAID EASTERLY RIGHT-OF-WAY FOR THE NEXT TWO (2) COURSES AND DISTANCES AS FOLLOWS:

N 39° 55' 31" W, FOR A DISTANCE OF 10.59 FEET TO A 5/8" CAPPED REBAR;

N 27° 23' 48" W, A DISTANCE OF 66.51 FEET TO A TAGGED PK NAIL (SET) ON THE SOUTHERLY RIGHT-OF-WAY FOR ALLEY NO. 144, SAID PK NAIL (SET) BEING LOCATED S 54° 03' 23" E, A DISTANCE OF 12.22 FEET FROM A 5/8" CAPPED REBAR (FOUND) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY FOR ALLEY NUMBER 144 AND THE EASTERLY RIGHT-OF-WAY FOR SIXTH AVENUES (49.5' RIGHT-OF-WAY); THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY N 62° 23' 00" E, A DISTANCE OF 204.22 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Taconic Asset Trust, a Delaware statutory trust by Warranty deed from Firstgroup Services, Inc, a Delaware corporation of record in Instrument No. 20230104-0000602 Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on January 4, 2023.

For Information Only: Said premises are described as 709 Rep John Lewis Way S aka 711 5th Ave, Nashville, TN, 718 6th Ave S, Davidson County, TN and 0 6th Ave S, Davidson County, TN, and are designated as Tax Identification Nos. 09314045900, 09314044900 and 09314060200, in the Land Records of Davidson County, TN.

Exhibit "B"

Permitted Exceptions

1. Rights of tenants, as tenants only, if any, under unrecorded leases, without options to purchase or rights of first refusal or offer.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Taxes or special assessments which are not shown as existing liens by the public records.

4. Easements or claims of easements not shown by the public records.

5. Taxes assessed (if required pursuant to TCA 67-5-509 and TCA 67-5-603) by correction or supplemental assessment.

6. Taxes for the year 2026, a lien not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for the year 2025 or prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records for Davidson County.

7. Subject to all matters shown on the Plan of record as Instrument Number 20110415-0029258, Register's Office of Davidson County, Tennessee.

8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20110308-0018263 and Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument Number 20170227-0019020, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of a lease by and between Firstgroup Services, Inc. and Greyhound Lines, Inc. as evidenced in a Memorandum of Lease of record in Instrument No. 20211026-0143778, as amended by Amendment to Memorandum of Lease of record at Instrument No. 20241010-0078846, in the Register's Office for Davidson County, Tennessee.

10. Matters set forth in Ordinance No. BL2016-127.

11. All matters shown on that certain Survey by Barge Design Solutions, dated 04/19/2024 and updated 12/15/2025 entitled, "ALTA/NSPS Land Title Survey of 709 Rep John Lewis Way SW".

Tennessee Certification of Electronic Document

I, Yoni Bertel, 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 2/12/26 (date of document).

Affiant Signature

2/18/26
Date

State of New York

County of New York

Sworn to and subscribed before me this 18th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

STEVEN SARNOTSKY
Notary Public, State of New York
Registration No. 01SA6008581
Qualified in New York County
My Commission Expires October 7, 2026