Karen Johnson Davidson County
Batch# 1383786 DEEDWARRSP
02/20/2026 01:53:30 PM 6 pgs
Fees: $33.00 Taxes: $85,100.00
20260220-0013723

FROM: 500 Fifth LLC, a North Carolina limited liability company

TO: Nashville 2026 One Partners, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Nashville 2026 One Partners, LLC P.O. Box 59109 Nashville, TN 37205	(same)	093-01-0-042.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Three Million and 00/100 Dollars ($23,000,000.00).

Affiant

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

Subscribed and sworn to before me, this the 17th day of February, 2026.

Notary Public

My Comm. Expires: 8-30-2027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **500 FIFTH LLC**, a North Carolina limited liability company, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE 2026 ONE PARTNERS, LLC**, a Delaware limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

See Exhibit A attached hereto and incorporated herein.

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

This is improved property commonly known as 500 Rep. John Lewis Way North, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 18 day of February, 2026.

GRANTOR:

500 FIFTH LLC,
a North Carolina limited liability company

By: **MJL RE HOLDINGS LLC**, a Connecticut limited liability company, its Manager

By: _____
Name: Mikael J. Levey
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mikael J. Levey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of MJL RE Holdings LLC, a Connecticut limited liability company, the Manager of **500 FIFTH LLC**, a North Carolina limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 11th day of February, 2026.

TERESA L. BOWLING NOTARY PUBLIC WAKE COUNTY, NC

_____
NOTARY PUBLIC

My Commission Expires: August 25, 2028

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, beginning at a point in the easterly right of way of Fifth Avenue North at the intersection of Gay Street thence with Fifth Avenue North, N 28 deg. 24 min. 00 sec. W 214.60' feet; thence with a curve turning to the right with an arc length of 43.95', with a radius of 20.00', with a chord bearing of N 34 deg. 33 min. 13 sec. E, with a chord length of 35.63', thence with a curve turning to the right with an arc length of 115.24', with a radius of 575.00', with a chord bearing of S 76 deg. 45 min. 04 sec. E, with a chord length of 115.05', thence with a curve turning to the right with an arc length of 203.90', with a radius of 827.00', with a chord bearing of S 63 deg. 56 min. 46 sec. E, with a chord length of 203.38', thence with a curve turning to the right with an arc length of 32.00', with a radius of 15.00', with a chord bearing of S 04 deg. 13 min. 57 sec. W, with a chord length of 26.27', thence S 65 deg. 20 min. 54 sec. W 203.51' feet; thence with a curve turning to the right with an arc length of 30.11', with a radius of 20.00', with a chord bearing of N 71 deg. 31 min. 33 sec. W, with a chord length of 27.34', which is the point of beginning, having an area of 39588 square feet, 0.91 acres, according to a survey made by Patrick S. Coode, RLS No. 855 with John Kohl and Co., P.C., dated April 28, 2005, File Number 57260-397.

BEING the same property conveyed to 500 Fifth LLC, a North Carolina limited liability company by deed of record in Instrument No. 20170731-0077211, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

2. General or special taxes and assessments required to be paid in the year 2026 and subsequent years, a lien now due and payable, but not yet delinquent.

3. Matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, TN RLS No. 3518, with Blew & Associates, P.A., as coordinated by Pixis, LLC, dated November 18, 2025, and last revised November 21, 2025, and designated as Job No. 25-9917, and Pixis Job No. 25-10-018.

4. Restrictive Covenants of record in Book 2735, Page 473, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants set forth in deed of record in Book 3105, Page 583, Register's Office for Davidson County, Tennessee.

6. Grant of Easement of record as Instrument No. 20130517-0050091, Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record as Instrument No. 20180730-0073904, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Goetz, 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 February 18, 2026.

Date

Affiant Signature

February 18, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

202602200013723