1st

Karen Johnson Davidson County
Batch# 1383876 DEEDWARRSP
02/20/2026 03:47:30 PM 7 pgs
Fees: $38.00 Taxes: $35,150.00
20260220-0013870

This instrument prepared by, and
after recording, please return to:

BASS, BERRY & SIMS PLC (TH)
21 Platform Way South, Suite 3500
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Miller Rentals Music Row LLC 1800 Tyne Blvd. Nashville, TN 37215	Miller Rentals Music Row LLC c/o Miller Rentals LLC 1800 Tyne Blvd. Nashville, TN 37215	Tax Parcel ID No. 092-16-0-395.00

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 of all of which is hereby acknowledged, **PAUL WILLIAMS** and **MICHELLE LEWIS, as Trustees of the Land Trust established under that certain Amended Land Trust Agreement dated October 15, 1997, and made effective as of December 20, 1986, and as amended as of June 10, 2024**, hereinafter called "GRANTOR," has this day bargained and sold and by these presents does hereby transfer and convey unto **MILLER RENTALS MUSIC ROW LLC**, a Tennessee limited liability company, and its successors and assigns, hereinafter called "GRANTEE," those certain tracts or parcels of land, together with all rights and appurtenances pertaining to such land and the buildings, improvements and fixtures situated therein and thereon, located in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This is improved property located at 2 Music Square West, Nashville, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO (a) all taxes and assessments for the year 2026 and subsequent years not yet due and payable; (b) all rights of electricity, gas, telephone, water, cable, television and any other utilities to maintain and operate lines, cables, poles and distribution boxes serving the land in, over, upon or under the land; (c) discrepancies, conflicts in boundary lines, shortages in area or encroachments, provided that, any of the foregoing are immaterial and do not materially impact the value or use of such land; (d) Utility Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4591, Page 212, in the Register's Office for Davidson County, Tennessee; (e) easements and approval rights maintained in Metropolitan Council Bill No. 77-577; (f) erroneous metes and bounds description in that certain deed dated December 20, 1986 and recorded December 22, 1986 in Book 7077,

Page 329, in the Register's Office for Davidson County, Tennessee; (g) terms and conditions of that certain Amended Land Trust Agreement of record in Book 10650, Page 294, in the Register's Office for Davidson County, Tennessee, and all amendments thereto; (h) all other restrictions, easements and other matters of record that affect such land; (i) all applicable government and zoning regulations; (j) any matter that would be disclosed by an accurate survey; and (k) any liens, encumbrances or encroachments that arise due to the acts or omissions of Grantee or Grantee's lenders, attorneys, engineers, architects, environmental consultants, financial advisors or other consultants or advisors (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said land, has good right and lawful authority to convey the same, and that the same is unencumbered (except for the Permitted Exceptions) and GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to forever warrant specially and defend to Grantee and its successors, heirs and assigns said title against any and all lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signatures begin on next page)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the 20 day of February, 2026.

GRANTOR:

PAUL WILLIAMS, TRUSTEE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On February 17, 2026 before me, Dona L. Bergstrom, Notary Public personally appeared Paul Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dona L Bergstrom (Seal)

(Signatures continue on next page)

DONA L. BERGSTROM
Notary Public - California
Los Angeles County
Commission # 2442060
My Comm. Expires Apr 17, 2027

MICHELLE LEWIS, TRUSTEE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 10, 2026 before me, Dona L Bergstrom, Notary Public, personally appeared Michelle Lewis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dona L Bergstrom (Seal)

DONA L. BERGSTROM
Notary Public - California
Los Angeles County
Commission # 2442060
My Comm. Expires Apr 17, 2027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $9,500,000.00.

Affiant: Fidelity National Title Ins Co.
By:

Subscribed and sworn to before me this the 19th day of February, 2026.

Notary Public:

My Commission Expires: 9/5/2028

[NOTARY SEAL]

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a tract of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being Lot Nos. 66, 67 and 68 on the plan of O. B. Hayes' small lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville and being that portion of rights-of-way, abandoned along Division Street and Music Square West (Seventeenth Avenue, South) by Metropolitan Council Bill No. 77-577, located in the southeasterly quadrant of said Division Street and Music Square West and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Division Street as established by Metropolitan Council Bill 77-577, said point being at the intersection with the westerly margin of the first alley easterly from the westerly margin of Music Square West and the northeasterly corner of the herein described parcel;

THENCE, with said westerly margin S 08° 45' 00" W, 180.62 feet to a point;

THENCE, leaving said westerly margin with the northerly line of the property conveyed to Tree Publishing Company, Inc. by deed of record in Book 4515, Page 243, R.O.D.C., and Book 5118, Page 260, R.O.D.C., N 82° 36' 46" W, 156.19 feet to a point in the easterly margin of Music Square West;

THENCE, with said easterly margin North 08° 45' 00" E, 159.05 feet to a point;

THENCE, continuing with said easterly margin with a curve to the right 22.48 feet to a point in the southerly margin of Division Street, said curve having a central angle of 85° 50' 56", a radius of 15.00 feet, a tangent of 13.95 feet and a chord of N 51° 40' 28" E, 20.43 feet;

THENCE, with said southerly margin of Division Street S 85° 24' 04" E, 156.55 feet to the point of beginning.

Being the same property conveyed to Morton Gould and Marilyn Bergman, Trustees by Warranty Deed dated December 20, 1986 and recorded December 22, 1986, of record in Book 7077, page 329, in the Register's Office for Davidson County, Tennessee. See also Quitclaim Deed conveyed to Paul Williams and Michelle Lewis, as Trustees, in Instrument No. 20240822-006413, in said register's office. See also Amended Land Trust Agreement that further amended the trustees of record in Book 10650, page 294, and then to Paul Williams and Michelle Lewis, as Trustees, in Instrument No. 20240821-0064136, in said register's office.

49252603.4

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 02/20/2026 (date of document).

J Spruill

Affiant Signature

02/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of February, 2026.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

