This instrument prepared by and after recording return to:

Dodson Parker Behm & Capparella, PC
1310 Sixth Ave. N.
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1384192 DEEDWARRSP
02/23/2026 02:30:30 PM 5 pgs
Fees: $28.00 Taxes: $39,775.00
20260223-0014299

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel No.:
Chateau Apartments AGB LLC 1012B West Grove Ave. Nashville, TN 37203	Same	104-11-0-195.00 104-11-0-197.00

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 are hereby acknowledged, Chateau, LLC, a Tennessee limited liability company ("**Grantor**"), herein this day has bargained and sold, and does hereby transfer and convey, unto Chateau Apartments AGB LLC, a Tennessee limited liability company, its successors and assigns ("**Grantee**") the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto ("Land"); TOGETHER WITH any and all improvements, buildings, structures, fixtures, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is improved property known as 1910 and 2000 24th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference ("Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[signatures and exhibits to follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 19th day of February, 2026.

GRANTOR:

Chateau, LLC,
a Tennessee limited liability company

By: _____
Joan K. Raskin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Chief Manager of Chateau, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person in such capacity executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this the 19th day of February, 2026.

_____
Notary Public

My Commission Expires:
11/8/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $10,750,000.00.

_____
Affiant

Sworn to and subscribed before me,
this the 19th day of February, 2026.

_____
Notary Public

My Commission Expires: 11/8/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

Exhibit "A"

Legal Description of Property

Land in Nashville, Davidson County, Tennessee, bounded on the West by 24th Avenue, South and on the East by a 20 foot wide alley, more particularly described according to a survey by Charles B. Moreley, Jr., dated March 14, 1985, as follows:

BEGINNING at an iron pin on the East margin of 24th Avenue, South, 270.85 feet south of the intersection of the South margin of Fairfax Avenue with that of 24th Avenue, South; thence, leaving 24th Avenue, South 86° 51' 51" East 272.71 feet to an iron pin on the West margin of an alley; thence, with said alley, South 01° 15' West 349.50 feet to a P.K. nail in retaining wall; thence, North 86° 54' 08" West 284.69 feet to an iron pin on the East margin of 24th Avenue, South; thence with 24th Avenue, South, North 03° 12' 54" East 349.50 feet to the point of beginning.

Being the same property conveyed to Chateau, LLC, a Tennessee limited liability company by Quitclaim Deeds of record in Book 10359, Page 709, Book 10359, Page 712, Book 10359, Page 715, and Book 10361, Page 15, Register's Office for Davidson County, Tennessee

Exhibit "B"

Permitted Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date appearing above but prior to the date the Grantee and any additional insured acquires for value of record the estate or interest or mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. 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.

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

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the land.

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

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Grantor assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2026, a lien due and payable, but not yet delinquent.

9. Subject to all matters shown on the Plan of record in Plat Book 161, page 40 , Register's Office for Davidson County, Tennessee.

10. No portion of the premises embraced within the bounds of any roads, streets, or highways.

11. Matters shown on ALTA/NSPS Land Title Survey by James E. Pahel, PLS Tennessee Registered Lane Surveyor No. 1722, Millman Surveying, Inc. d.b.a CBRE Land Surveying, Job No. 62822, dated December 28, 2025:

a. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 2/19/2026.

Date

Affiant Signature

2/20/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)