This Instrument Prepared By:

BURR & FORMAN LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201
Attn: David W. Houston, IV, Esq.

Karen Johnson Davidson County
Batch# 1386940 DEEDTRS
03/02/2026 09:27:30 AM 8 pgs
Fees: $43.00 Taxes: $22,583.70
20260302-0015964

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
15907 BAYCROSS DRIVE LAKEWOOD RANCH, FL. 34202	**-SAME-**	161 00 0 216.00

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 25th day of February, 2026, by **DAVID W. HOUSTON, IV**, Successor Trustee ("Successor Trustee" or "Grantor") and **LAKEWOOD MANAGEMENT SERVICES, LLC**, a Florida limited liability company ("Grantee").

WHEREAS, Monterra Apartments TN, LLC, a Delaware limited liability company ("Monterra TN") and Monterra Apartments TN Holdings, LLC, a Delaware limited liability company ("Monterra Holdings", and together with Monterra TN collectively referred to as "Monterra") executed that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated April 30, 2020, to Donald R. Barrett, Trustee ("Original Trustee") for the benefit of CASCO G-3 INVESTMENTS, LLC, a Maine limited liability company ("Casco G-3" or "Original Beneficiary") and in its capacity as "Administrative Agent" for the lenders, including said Casco G-3, identified therein (collectively, the "Lenders"), and recorded on May 13, 2020 as Instrument No. 20200513-0049713, Register's Office for Davidson County, Tennessee (the "Original Deed of Trust"), to secure certain indebtedness as therein described, including, without limitation, the original principal indebtedness in the amount of FOUR MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($4,500,000.00) (the "Indebtedness"); and

WHEREAS, a duplicate of the Original Deed of Trust securing the same Indebtedness was also subsequently electronically recorded on June 19, 2020 as Instrument No. 20200619-0064955 in the aforesaid Register's Office for Davidson County, Tennessee (the "Additional Deed of Trust" and from time to time with the Original Deed of Trust, collectively, the "Deed of Trust"); and

WHEREAS, Original Beneficiary executed and filed an Appointment of Successor Trustee dated April 1, 2024 naming Erika R. Barnes, a resident of Wilson County, Tennessee, as successor trustee under the Original Deed of Trust (the "Initial Successor Trustee"), which Appointment of Successor Trustee is recorded as Instrument No. 20240404-0023903 in the aforesaid Register's Office for Davidson County, Tennessee; and

WHEREAS, the Original Deed of Trust and Additional Deed of Trust, along with all other documents evidencing and securing the Indebtedness, were assigned to Lakewood Management Services,

LLC ("Lakewood"), by the Lenders on August 15, 2025 and November 5, 2025, including, without limitation, by Assignments of Deeds of Trust recorded as Instrument No. 20251112-0089988 and as Instrument Nos. 20251112-0089989, respectively, in the aforesaid Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred under the Original Deed of Trust and Additional Deed of Trust, and the Indebtedness was declared due and payable, and the Indebtedness was not paid; and

WHEREAS, Lakewood, the current owner and holder of the entire remaining unpaid Indebtedness, demanded that the Property, as hereinafter defined, be advertised and sold in satisfaction of the Indebtedness and the costs of foreclosure in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to terms and conditions of the Deed of Trust, Lakewood has elected to remove the Original Trustee, as original trustee under the Original Deed of Trust and Additional Deed of Trust, and the Initial Successor Trustee as thereafter appointed pursuant to the terms of the Original Deed of Trust, and appointed David W. Houston, IV (the "Successor Trustee") as current Successor Trustee in the place and stead of Original Trustee, the previously appointed Initial Successor Trustee and any other interim successor trustees, if applicable, by Appointment of Successor Trustee instrument of record as Instrument No. 20251118-0092046 in the Register's Office for Davidson County, with authority for such Successor Trustee to act alone or by a designated agent with the powers given the Trustee in the Original Deed of Trust, in the Additional Deed of Trust, as applicable, and by applicable law.

WHEREAS, Successor Trustee caused notice to be published in *The Tennessean* and online at https://foreclosuretennessee.com a Notice of Foreclosure Sale (the "Foreclosure Sale Notice") that the Property would be sold on Thursday, February 19, 2026, commencing at 12:00 p.m. noon prevailing Central Standard Time, at the front door (door facing south fronting Union Street) of the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201, such Foreclosure Sale Notice appearing in said paper on January 26, 2026, February 2, 2026, and February 9, 2026; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Sale Notice as required by applicable law, and following the publishing of the Foreclosure Sale Notice as required by the Deed of Trust and under law the default was not cured; and

WHEREAS, the Successor Trustee appeared at the time and place specified in the Foreclosure Sale Notice, and offered the Property for sale, and after opening the floor for competitive bids, sold the Property (defined below) to Grantee in response to its credit bid at the bid price of Six Million One Hundred Three Thousand Seven Hundred Four and No/100 Dollars ($6,103,704.00) (the "Bid"), this being the highest, last and best bid.

NOW, THEREFORE, I, David W. Houston, IV, Successor Trustee as aforesaid, in consideration of the premises herein set forth and the Bid, by these presents does transfer and convey unto Lakewood Management Services, LLC, a Florida limited liability company, its successors and assigns, and as Grantee, all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

> Property located in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee being shown as Parcel 216.00 on Davidson County Property Map 161, being shown as Lot 1 on the plan of Timber Ridge Apartments, Phase 1, (Revised) (erroneously shown as Timer Ridge in previous Deeds), of record in Plat Book 6250, Page 764, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Wamble & Associates, PLLC, dated March 24, 2017 as follows:
>
> Beginning at an Iron Rod (Old) on the northerly right-of-way of Swiss Avenue (50' R.O.W.), being the southwest corner of the property conveyed to 220 Knolls Limited

Partnership of record in Deed Book 8523, Page 83 and being further described as Sunchase Knolls Development of record in Plat Book 6250, Page 431, Register's Office for Davidson County, Tennessee;

Thence, following the northerly right-of-way of Swiss Avenue with a curve to the left having a central angle of 101 Degrees 16 Minutes 35 Seconds, a radius of 313.48 Feet, an arc length of 554.11 Feet and a chord bearing and length of South 45 Degrees 59 Minutes 53 Seconds West, 484.74 Feet to an Iron Rod (Old);

Thence, South 04 Degrees 22 Minutes 14 Seconds East, 170.49 Feet to an Iron Rod (New), being the northeast corner of the property conveyed to Mountain Brook, GP of record in Instrument No. 20130313-0025127 and being shown as Lot 4 on the final plat of Valley Brook Townhomes of record in Plat Book 7900, Page 647, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of Swiss Avenue and following the northerly boundary of said Mountain Brook, GP property South 89 Degrees 45 Minutes 46 Seconds West, 255.54 Feet to an Iron Rod (New);

Thence, North 03 Degrees 52 Minutes 46 Seconds East, 194.97 Feet to an Iron Rod (New);

Thence, North 63 Degrees 02 Minutes 06 Seconds West, 274.94 Feet to an Iron Rod (Old) on the easterly right-of-way of Zermatt Avenue (50' R.O.W.);

Thence, leaving said Mountain Brook, GP property and following said easterly right-of-way of Zermatt Avenue North 23 Degrees 53 Minutes 13 Seconds East, 755.00 Feet to an Iron Rod (New);

Thence, with a curve to the left having a central angle of 38 Degrees 44 Minutes 23 Seconds, a radius of 451.67 Feet, an arc length of 305.39 Feet and a chord bearing and length of North 04 Degrees 31 Minutes 02 Seconds East, 299.61 Feet to an Iron Rod (New);

Thence, North 14 Degrees 51 Minutes 09 Seconds West, 199.03 Feet to an Iron Rod (New);

Thence, with a curve to the right having a central angle of 23 Degrees 59 Minutes 58 Seconds, a radius of 275.00 Feet, an arc length of 115.19 Feet and a chord bearing and length of North 02 Degrees 51 Minutes 09 Seconds West, 114.35 Feet to an Iron Rod (New);

Thence, North 09 Degrees 08 Minutes 51 Seconds East, 88.73 Feet to an Iron Rod (New);

Thence, with a curve to the right having a central angle of 89 Degrees 59 Minutes 36 Seconds, a radius of 25.00 Feet, an arc length of 39.27 Feet and a chord bearing and length of North 54 Degrees 08 Minutes 40 Seconds East, 35.35 Feet to an Iron Rod (Old) on the southerly right-of-way of Old Hickory Boulevard (R.O.W. Varies);

Thence, following the southerly right-of-way of said Old Hickory Boulevard South 80 Degrees 51 Minutes 32 Seconds East, 344.02 Feet to an Iron Rod (New), being the northwest corner of the aforementioned 220 Knolls Limited Partnership property;

Thence, leaving said southerly right-of-way of Old Hickory Boulevard and following the westerly boundary of said 220 Knolls Limited Partnership property South 08 Degrees 49 Minutes 07 Seconds West, passing over an Iron Rod (Old) at 20.03 Feet and continuing for a total length of 815.61 Feet to an Iron Rod (Old);

Thence, South 74 Degrees 29 Minutes 13 Seconds East, 354.48 Feet to an Iron Rod (Old);

Thence, with a curve to the left having a central angle of 09 Degrees 00 Minutes 06 Seconds, a radius of 1524.78 Feet, an arc length of 239.56 Feet and a chord bearing and length of South 11 Degrees 00 Minutes 59 Seconds West, 239.31 Feet to an Iron Rod (Old);

Thence, South 06 Degrees 17 Minutes 05 Seconds West, 25.12 Feet to the Point of Beginning.

Containing 664,001 Square Feet or 15.24 Acres, more or less. All according to survey by Jack Whitson, TN RLS, #1732, Wamble & Associates, PLLC, dated March 29, 2017.

Being the same property conveyed to Monterra LLC, a New York limited liability company by Warranty Deed dated 03/31/2017 from The. Maddox Foundation, a Mississippi not for profit corporation of record in Instrument 201704040033006, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument 201704040033007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald C. Toski and wife, Margaret A. Toski, a 10% undivided interest as a tenant in common by Warranty Deed dated 08/22/2017 from Monterra LLC, a New York limited liability company of record in Instrument 201709120093378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monterra Apartments TN LLC, a Delaware limited liability company by Quitclaim Deed dated 09/10/2018 from Monterra LLC, a New York limited liability company, and Ronald C. Toski and wife, Margaret A. Toski of record in Instrument 201809130091130, Register's Office for Davidson County, Tennessee.

Street Address: 101 Zermatt Avenue, Nashville, Tennessee 37211 (also previously identified from time to time as 15201 Old Hickory Boulevard, Nashville, Tennessee 37211).

Tax Map Parcel: 161 00 0 216.00

The Legal Description is drawn from recorded documents or provided by third parties, and the Successor Trustee makes no warranty or representation regarding the accuracy of the Legal Description or the address(es).

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee and its successors and assigns forever.

Grantee hereunder accepts title to the Property and all improvements thereon, ***SOLD AS IS, WHERE IS AND WITH ALL FAULTS*** AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE,

MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE; AND BY ACCEPTING THIS SUCCESSOR TRUSTEE'S DEED, GRANTEE REPRESENTS AND WARRANTS THAT IT HAS CONDUCTED ITS OWN DUE DILIGENCES WITH REGARD TO THE PROPERTY AND MATTERS OF TITLE RELATED TO THE PROPERTY AND HAS NOT RELIED ON ANY STATEMENT OR ACTION MADE BY SUCCESSOR TRUSTEE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT OR SIMILAR FEDERAL AND STATE LEGISLATION (collectively, "Environmental Laws"). Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting this Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney fees, arising out of or in connection with any of the foregoing.

This conveyance is further made subject to: all matters shown on any applicable recorded plat or plan; any unpaid taxes and assessments (plus penalties, interest, and costs) which exist as a lien against Property; any unpaid judgments (including penalties, interests and costs) in favor of governmental bodies which, by law, survive the foreclosure of the Property; any and all declarations, restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust and, as applicable, Additional Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deed of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust and Additional Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. Without limiting the foregoing, the Property is conveyed subject to the following: (i) all zoning, subdivision, building and other state laws, codes and regulations as may pertain to the Property or any portion thereof; (ii) all minerals of whatsoever kind, subsurface and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, gravel, limestone and other solid minerals; (iii) title to or easements granted as to any portion of the Property situated or lying in any retention or detention area or any pond, waterway, stream, creek or other water within or bounding the Property, together with any riparian rights of third-parties, and the consequences of any past or future change in the locations thereof; (iv) all city, county and state unpaid and prospective taxes and assessments against the Property, together with, as applicable, penalty and interest due, if any, and taxes and assessments hereafter due and payable as a result of supplemental, revised or corrected assessments pursuant to Tennessee Codes Annotated ("T.C.A.") Section 67-5-502, et. seq., T.C.A. Section 67-1-1001, et. seq., or otherwise; (v) if applicable, all rights and interests of tenants and occupants of the Property, or portions thereof, under recorded or unrecorded leases or other occupancy agreements; and (vi) recorded easements, conditions, covenants, land-use or other restrictions or requirements, rights-of-way or subdivision plats affecting the Property. This conveyance is also subject to any matter that an inspection and accurate survey of the Property might disclose. To the extent such matters take priority over the Deed of Trust under applicable law, this conveyance is subject to them, and to the extent such matters do not take priority over the Deed of Trust under applicable law, the Property does not remain subject to them.

Successor Trustee sells and conveys the subject real property comprising the Property by this Successor Trustee's Deed as Successor Trustee only, and not individually.

Signatures on Next Page(s); Remainder of Page Intentionally Blank

WITNESS the signature of the Successor Trustee on this the day and date first above written.

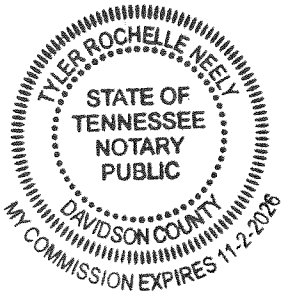
DAVID W. HOUSTON, IV, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, David W Houston, IV, a Notary Public of this county, **DAVID W. HOUSTON, IV**, Successor Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25 day of February, 2026.



NOTARY PUBLIC
My commission expires: 11-2-26

{Consideration Affidavit Follows}

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,103,704.00.

AFFIANT

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

NOTARY PUBLIC
My commission expires: 11-2-2026

TYLER ROCHELLE NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells 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 2/25/26.

Affiant
Date: 2/25/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of February, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC