WARRANTY DEED

Karen Johnson
Batch # 1387769
03/03/2026 02:25:55 PM
Fees: $13.00 Taxes: $14,900.68

Davidson County
DEEDWARR
2 pgs

20260303-0016875

J-GT-26-MOTIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,027,210.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-2027 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Geaux Triumph LLC	**New Owner**	092160O50800CO 092160O50900CO
(NAME)	(NAME)	092160O51000CO 092160O60800CO 092160O60900CO
16404 White Oak Place		
(ADDRESS)	(ADDRESS)	092160O61000CO 092160O70800CO 092160O70900CO 092160O71000CO
Baton Rouge, LA 70817		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAI RAM 009, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEAUX TRIUMPH LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Units 508, 509, 510, 608, 609, 610, 708, 709 & 710, as established in Declaration Establishing Motif on Music Row – Hotel Condominium, of record at Instrument No. 20260202-0007057, Register's Office Davidson County, Tennessee, (the "Hotel Declaration") as identified on the Plat attached as Exhibit D to said Hotel Declaration, together with the undivided percentage interest in the Common Elements appurtenant to such Units as set forth in Exhibit E to said Hotel Declaration, for a more complete identification and description of such Units.

Said Units being also a portion of the Hotel Unit, as established in the Declaration Establishing Motif on Music Row – Master Condominium, of record at Instrument No. 20260202-0007056, Register's Office Davidson County, Tennessee, (the "Master Declaration") as identified on the Plat attached as Exhibit D to said Master Declaration, together with such Hotel Unit's undivided percentage interest in the Common Elements appurtenant to such Units as set forth in Exhibit E to said Master Declaration, for a more complete identification and description of such Units.

Being part of the same property conveyed to Sai Ram 009, LLC, by Quitclaim Deed from 50 Music Square West Condominiums Homeowners' Association, Inc., of record in Instrument No. 20180420-0037238, in the Register's Office of Davidson County, Tennessee, dated April 9, 2018 and recorded on April 20, 2018.

Being part of the same property conveyed to Sai Ram 009, LLC, a Tennessee limited liability company, by Deed from Patsy O. Bryant, Laura Honeyman, and Frank Bryant, Co-Trustees of The Joe F. Bryant Tennessee Trust (as to a 1/2 undivided interest) and Patsy O. Bryant, Trustee of The Patsy O. Bryant Living Trust (as to a 1/2 undivided interest), of record in Instrument No. 20160808-0082124, in the Register's Office of Davidson County, Tennessee, dated August 3, 2016 and recorded on August 8, 2016.

Being part of the same property conveyed to Sai Ram 009, LLC, a Tennessee limited liability company, by Special Warranty Deed from Box Seat Properties, LLC, f.k.a. Square Mile Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150826-0086516, in the Register's Office of Davidson County, Tennessee, dated August 25, 2015 and recorded on August 26, 2015.

This conveyance is subject to:
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Declaration Establishing Motif On Music Row - Master Condominium of record in Instrument No. 20260202-0007056; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Declaration Establishing Motif on Music Row - Hotel Condominium of record in Instrument No. 20260202-0007057; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. Hayes' Plan of Small Lots in Nashville, as recorded in Plat Book 1, Page 69.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 50 Music Square West Condominium of record in Instrument No. 20060613-0069965; as amended at Instrument Nos. 20070119-0007839 and 20070917-0110865 (as corrected by Scrivener's Affidavit recorded in Instrument No. 20081104-0109507) and Order Approving Third Amendment to Master Deed of record at Instrument No. 20150327-0026696 and Termination of Master Deed recorded in Instrument No. 20180420-0037237; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220304-0025208.
• Easement for Right of Way, recorded in Instrument No. 20150327-0026693.
• Stormwater Maintenance and Operations Agreement as set forth in instrument recorded in Instrument No. 20201216-0148685.
• Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20210121-0008953.
• Termination of Rights recorded in Instrument No. 20230809-0061684.
• Rights regarding Ninth floor use and Ownership of Air Rights recorded in Book 8316, Page 377 (re-recorded in Instrument No. 20050105-0001576).
• Homeowner Association Charters of record in Instrument No. 20150826-0086515.
• Homeowner Association Charters of record in Instrument No. 20260122-0005204 and 20260122-0005205.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **50 Music Sq West, Units 508, 509, 510, 608, 609, 610, 708, 709 & 710, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2026.

Sai Ram 009, LLC

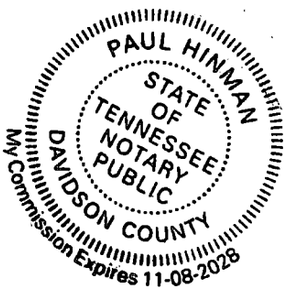
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SAI RAM 009, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212