Karen Johnson Davidson County
Batch# 1389009 DEEDWARRSP
03/05/2026 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $37,000.00
20260305-0017726

Prepared By and Upon Recording
Return to:

3200 Dickerson Pike
Nashville, TN 37207
Attention: Bhavik Patel

| ADDRESS NEW OWNER | SEND TAX BILLS TO: |
|---|---|
| 3200 Dickerson Pike<br>Nashville, TN 37207<br>Attention: Bhavik Patel | 3200 Dickerson Pike<br>Nashville, TN 37207<br>Attention: Bhavik Patel |
| MAP/PARCEL: | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Million United States Dollars ($10,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OPRYLAND HOSPITALITY II, LLC, a Delaware limited liability company ( "**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to OM SAI HOTEL 3 INC. ("**Grantee**"), Grantees successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property known as the Fairfield Inn & Suites Nashville at Opryland, located at 211 Music City Circle, Nashville, TN 37214.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**").

**[SIGNATURE(S) TO FOLLOW]**

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on February 23, 2026.

**OPRYLAND HOSPITALITY II, LLC**, a Delaware limited liability company

By: Mark Goldman
Name: Mark Goldman
Title: Authorized Signatory

**STATE OF ~~TENNESSEE~~** CALIFORNIA

**COUNTY OF** LOS ANGELES

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Mark Goldman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Authorized Signatory authorized to execute the instrument of Opryland Hospitality II, LLC, the within named bargainor, a Delaware limited liability company, and that such person as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Grantor as Authorized Signatory of Grantor.

**WITNESS** my hand and seal at office, on this 19 day of FEBRUARY, 2026.

Notary Public

My Commission Expires: 10/28/2026

[SEAL]

RANA MEHDIZADEH
Notary Public - California
Los Angeles County
Commission # 2424015
My Comm. Expires Oct 28, 2026

**STATE OF TENNESSEE )**

**COUNTY OF** Davidson **)**

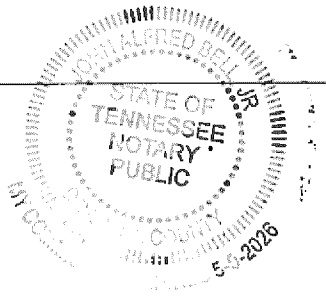
The actual consideration for this transfer or value of the property transferred, whichever is greater, is Eight Million United States Dollars ($8,000,000.00).

AFFIANT

Subscribed and sworn to before me this 23 day of Feb., 2026.

NOTARY PUBLIC

My Commission Expires:



# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/5/26 (date of document)

Regina Sullo

Affiant Signature

3/5/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 5 day of March, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202603050017726