Karen Johnson Davidson County
Batch# 1391422 DEEDWARRSP
03/11/2026 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $40,700.00
20260311-0019303

This Instrument Prepared By and When Recorded Return To: Robert Dreger DregerLaw 910 W. Van Buren St. Chicago, IL 60607 Notary Public, State of Illinois Official Seal Antoine Said Rezko Commission # 1013185 My Commission Expires 7/7/2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $11,000,000.00. Affiant Subscribed and sworn to before me this 11th day of February, 2026. Notary Public My commission expires:

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
319 Peabody Owner LLC c/o DAC Developments 808 N. Cleveland Ave. Suite 508 Chicago, IL 60654 Attn: Adam Rezko	Same	093-10-444-00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BYT PARTNERS, G.P.**, a Tennessee general partnership ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **319 PEABODY OWNER LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land. The above-referenced land is improved property located at **504 4th Avenue South, Nashville, Tennessee 37210**. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under

Grantor, but no further or otherwise, subject however to the liens of taxes and assessments not yet due and payable and easements, covenants and restrictions of public record.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed as of this 6th day of March, 2026.

GRANTOR:

BYT PARTNERS, G.P., a Tennessee general partnership

By: _____
Yu-Jen Wang, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, YU-JEN WANG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing partner of BYT Partners, GP, a Tennessee general partnership, and is authorized to execute this instrument on behalf of such general partnership.

WITNESS my hand and office, this 9th day of January, 2026.

_____
Notary Public

My Commission Expires: 5/3/2027

CECILIA MCCLOYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37, and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:

BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the no1iherly margin of said alley, 160 feet, more or less, to Hume Street; thence in a no1iherly direction and along the westerly
margin of Hume Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or less to the point of beginning.

Being the same property conveyed to BYT Partners, GP by deed recorded in Instrument No. 20210615-0080868, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Rebecca Martin, 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 March 6, 2026.

Date

Rebecca Martin

Affiant Signature

3/10/26

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 10th day of March, 20 26.

Kimberli Marie Montes

Notary's Signature

OFFICIAL SEAL
KIMBERLI MARIE MONTES
Notary Public, State of Illinois
Commission No. 995259
My Commission Expires August 14, 2028

My Commission Expires: 8-14-28

Date

Notary's Seal (if on paper)