Karen Johnson Davidson County
Batch# 1391422 DEEDWARRSP
03/11/2026 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $40,700.00
20260311-0019304

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 7th 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	093-10-440-00

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, **YU-JEN WANG** ("**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 **319 Peabody Street, 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:

YU-JEN WANG, an individual

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.

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 Lot Nos. 1, 2, and 3 on the Map of R. W. Turner's Subdivision of certain lots in the College Campus Plan of record in Book 161, page 13, Register's Office for said County.

Said Lot Nos. 1, 2 and 3 front together 122.3 feet on the southerly side of Peabody Street and run back between parallel lines with the easterly margin of 4th Avenue South, 93 feet to a dead line.

Such parcel also described as follows:

Being Lot No. 1, on the Final Plat of Wang's Subdivision, of record in Instrument No. 20041102-0131568, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Donald M. Cherry and wife, Julia M. Cherry by Warranty Deed from Joseph N. Barker, Trustee, dated 09/26/1979, of record in Book 5505, Page 515, Register's Office for Davidson County, Tennessee. (Parcel 1 - 093-10-0-440.00)

Being part of the same property conveyed to Yu-Jen Wang, unmarried by Deed from Donald M. Cherry and wife, Julia L. Cherry aka Julia M. Cherry, dated 12/07/1992, of record in Book 8809, Page 263, Register's Office for Davidson County, Tennessee. (Parcel 1 - 093-10-0-440.00)

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)