Instrument prepared by:
Jimmy's Last Laugh LLC
308 Letterman Road
Knoxville, Tennessee 37919
Attn: Michael Houbre

Karen Johnson Davidson County
Batch# 1396286 DEEDWARRSP
03/23/2026 01:04:30 PM 9 pgs
Fees: $48.00 Taxes: $259,000.00
20260323-0022962

After recording send to:
Dentons US LLP
2398 E. Camelback Road, Suite 850
Phoenix, AZ 85016
Attn: Douglas Newell

Mail tax bills to:
Jimmy's Last Laugh LLC
308 Letterman Road
Knoxville, Tennessee 37919
Attn: Darby Campbell

New Owner:
EPR Lodging, LLC
c/o EPR Properties
909 Walnut Street, Suite 200
Kansas City, Missouri 64106
Attn: Asset Management

Map/Parcel Number:

093-10-0D-900.00, 093-10-0D-100.00,

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of March 20, 2026, by and between **Jimmy's Last Laugh LLC**, a Tennessee limited liability company ("Grantor"), and **EPR Lodging, LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to wit:

When recorded return to: K. Keehler
First American Title Insurance Co. - NCS
1100 Main Street #1900
Kansas City, MO 64105
File No. NCS-1290401

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Real Estate in fee simple and has a good right and lawful authority to sell and convey the Real Estate, and that the Real Estate is free from all encumbrances, subject only to those matters shown on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject to the Permitted Exceptions.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature(s) on following page]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized agent on the day and year first above written.

GRANTOR:

JIMMY'S LAST LAUGH LLC, a Tennessee limited liability company

By: _____
Name: Darby Campbell
Title: President

STATE OF Tennessee)
) SS
COUNTY OF Knox)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darby Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Jimmy's Last Laugh, a limited liability company being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such President on behalf of such limited liability company.

Witness my hand and official seal his day the 18 day of March, 2026.

JULIE CHRISTINE ROSA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Julie Christine Rosa
Notary Public Julie Christine Rosa

Commission Expires: 9-24-2029

[Signature Page to Special Warranty Deed]

AFFIDAVIT OF CONSIDERATION

STATE OF Tennessee)
) SS
COUNTY OF Knox)

The actual consideration for this transfer is $ 70,000,000.00.

[Name]

Subscribed and sworn to before me, this 18 day of March, 2026.

JULIE CHRISTINE ROSA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

NOTARY PUBLIC Julie Christine Rosa

My Commission Expires: 9-24-2029

EXHIBIT A
Legal Description

Tract I:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the Westerly right-of-way line of Fifth Ave. South, 50 feet in width, at the corner common with the property of Jack W. Mccullough. Jr. & Penny K. Mccullough, as record in Instrument No. 20040303-0024247, at the Register's Office for Davidson County, Tennessee, said iron rod set being located North 27 deg 21 min 47 sec West, 85.00 feet from the intersection of the Westerly right-of-way line Fifth Avenue South and the Northerly right-of-way line of Peabody Street, 30 feet in width, said iron rod set also being located at Northing: 664,227.16; Easting: 1,739,581.73; on the State Plane Coordinate System NAD-83; thence, leaving the Westerly right-of-way line of Fifth Avenue South, with the Northerly property line of Jack W. Mccullough, Jr. & Penny K. Mccullough, South 62 deg 44 min 45 sec West, 209.58 feet to a pk nail set in the Easterly right-of-way line of Alley Number 71,16 feet in width; thence, with the Easterly right-of-way line Alley Number 71, North 27 deg 17 min 47 sec West 85.00 feet to a pk nail set, as a corner common with the property of Melinda M. Baldridge, et. Al, as of record in Instrument no. 20050718-0083377, at the Register's Office for Davidson County, Tennessee. Thence, leaving the Easterly right-of-way line of Alley Number 71, with the Southerly property line of Melinda M. Baldridge, North 62 deg 44 min 45 sec East, 209.48 feet to a pk nail set in the Westerly right-of-way line of Fifth Avenue South; thence, with the Westerly right-of-way line of Fifth Avenue South 27 deg 21 min 47 sec East, 85.00 feet to the Point of Beginning.

Tract II:
Land in the ward of the City of Nashville, being the Southerly 85 feet of Lot No. 1 on the Plan of BARROW GROVE ADDITION, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 5th Avenue South, formerly Summer Street, and Peabody Street, formerly Lincoln Alley; thence with the Westerly margin of 5th Avenue South, Northwardly 85 feet to the Southeast corner of the property conveyed to Joseph Abrams by deed from Itzko Botwinick and wife, of record in Book 638, Page 262, said Register's Office; thence with said Abrams' Southerly line Westwardly 210 feet, more or less, to the Easterly margin of an alley: thence with the same, Eastwardly 210 feet, more or less, to the beginning.

Being the same property conveyed to Jimmy's Last Laugh LLC, a Tennessee Limited Liability Company, by Warranty Deed from Alpha Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 201611160120915, in the Register's Office of Davidson

County, Tennessee. Included in the foregoing description but hereby expressly excluded therefrom, is that portion conveyed to First American Trust, FSB as Trustee, duly appointed under the Declaration of Trust for the MARGARITAVILLE VACATION CLUB by Special Warranty Deed from Jimmy's Last Laugh LLC, a Tennessee limited liability company as joined by MARGARITAVILLE VACATION CLUB of Wyndham, Inc., a U. S. Virgin Islands corporation, of record in Instrument No. 201911040113809 as corrected in Instrument No. 201912040125230 and in Instrument No. 201912090126464, in the Register's Office of Davidson County, Tennessee.

Tract II Also being described as:

Land in the ward of the City of Nashville, being the Southerly 85 feet of Lot No. 1 on the Plan of BARROW GROVE ADDITION, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 5th Avenue South, formerly Summer Street, and Peabody Street, formerly Lincoln Alley; thence with the Westerly margin of 5th Avenue South, Northwardly 85 feet to the Southeast corner of the property conveyed to Joseph Abrams by deed from Itzko Botwinick and wife, of record in Book 638, Page 262, said Register's Office; thence with said Abrams' Southerly line Westwardly 210 feet, more or less, to the Easterly margin of an alley; thence, with said alley, southwardly 85 feet to the northerly margin of Peabody Street; thence with the same, Eastwardly 210 feet, more or less, to the beginning.

Tract I and Tract II Also being described as:

Land in Davidson County, Tennessee, being Unit 100, Declaration of Condominium for MARGARITAVILLE HOTEL NASHVILLE, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code annotated, as established by a Declaration of Condominium for MARGARITAVILLE HOTEL Nashville, a condominium, of record in Instrument No. 20191104-0113807, in the Register's Office Of Davidson County, Tennessee, as amended by First Amendment to declaration recorded as Instrument No. 201912040125229 said Register's Office (collectively the "Declaration") , including without limitation the by-laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Declaration. Reference is hereby made to the plan of MARGARITAVILLE HOTEL Nashville, a condominium, as shown on Exhibit B to the declaration, of record in Instrument No. 20191104-0113807, in the Register's Office Of Davidson County, Tennessee, for a more complete identification and description of such unit.

EXHIBIT B
Permitted Exceptions

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Plat Book S, Page 279, in the Register's Office of Davidson County, Tennessee.

4. Easement from Lucille A. Loveman to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3984, Page 965, in the Register's Office of Davidson County, Tennessee.

5. Easement from Richard R. Niel, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3984, Page 969, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (Formerly, The Nashville Housing Authority), of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; and Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

7. An Ordinance Approving Amendment No. 4 to the Capitol Mall Redevelopment Project Plan and Amendment No. 3 to the Rutledge Hill Redevelopment Plan of record in Book 10512, Page 464; Instrument No. 200206260076795; Instrument No. 201309030092714; and Instrument No. 201309030092715, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Jimmy's Last Laugh, LLC, of record in Instrument No. 201801250007707, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Agreement for Dedication of Public Right-Of-Way, by and between Jimmy's Last Laugh LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201801250007811, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Notice of Land Use Restrictions, by Jimmy's Last Laugh LLC, a Tennessee limited liability company, of record in Instrument No. 201910180107154, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Declaration of Condominium for Margaritaville Hotel Nashville, a Condominium, by Jimmy's Last Laugh LLC, a Tennessee limited liability company, of record in Instrument No. 201911040113807, as affected by First Amendment to Declaration of Condominium for Margaritaville Hotel Nashville, a Condominium in Instrument No. 201912040125229, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Club Property Declaration for Margaritaville Vacation Club by Wyndham-Nashville, by Margaritaville Vacation Club by Wyndham, Inc., a U.S. Virgin Islands corporation, successor in interest by merger with Wyndham St. Thomas Development Company, LLC, a U.S. Virgin Islands limited liability company, of record in Instrument No. 201911040113808, in the Register's Office of Davidson County, Tennessee.

13. Charter for Margaritaville Hotel Nashville Condominium Owners Association of record in Instrument No. 201911210120305, in the Register's Office of Davidson County, Tennessee.

14. Metro Council Bills O96-555; BL2004-424; BL2005-649; BL2007-1426; and BL2009-588, in the Office of the Clerk of The Metropolitan Government of Nashville and Davidson County.

15. Rights of others in and to the Alley contiguous to the land.

16. Rights of parties in possession not shown by the Public Records.

17. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Crawford & Cummings, P.C. on September 2, 2019, last revised September 30, 2019, designated 19-057:

A. Overhang encroaches over the northeasterly line of the Land onto the right of way of 5th

Avenue South by approximately 3';

B. Overhang encroaches over the southeasterly line of the Land onto the right of way of Peabody

Street by approximately 1';

C. Building and Parking Garage encroach over easements

Tennessee Certification of Electronic Document

I, Jason Nash, 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 20, 2026 (date of document).

Affiant Signature

3-20-2026
Date

State of Missouri

County of Jackson

Sworn to and subscribed before me this 20th day of March, 2026.

Karen L. Keehler
Notary's Signature

MY COMMISSION EXPIRES: 9-07-2026

NOTARY'S SEAL

KAREN L KEEHLER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: September 07, 2026
Commission Number: 14926782