This Instrument Prepared By:
Nelson Mullins Riley & Scarborough, LLP
1222 Demonbreun Street, Suite 1700
Nashville, Tennessee 37203
Attn: Woods Drinkwater

Karen Johnson Davidson County
Batch# 1401483 DEEDWARRSP
04/02/2026 03:11:30 PM 7 pgs
Fees: $38.00 Taxes: $118,030.00
20260402-0026833

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
1620 21st Owner, LLC 1030 16th Avenue South Suite 500 Nashville, Tennessee 37212	Map 104-08, Parcel 001	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TBR-L VILLAGE 21 OWNER, 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 **1620 21ST OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

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

This is improved property known as 1620 21st Avenue South, Nashville, Davidson County, Tennessee 37204.

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, its successors and assigns forever.

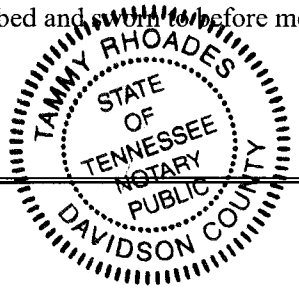
Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $31,900,000.

Affiant

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



Notary Public
My Commission Expires: July 7, 2027

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of this **18th** day of March, 2026,

GRANTOR:

TBR-L VILLAGE 21 OWNER, LLC,
a Delaware limited liability company

By: TBR-L Venture, LLC, a Delaware limited liability company, its sole member

By: 340 Properties LP, a Delaware limited partnership, its sole member

By: 340 Properties Co. LLC, a Delaware limited liability company, its general partner

By: _____
Name: Benjamin C. London
Title: Manager

[SIGNATURE TO SPECIAL WARRANTY DEED]

STATE OF Florida)
COUNTY OF Miami-Dade)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin C. London, 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 Manager of 340 Properties Co. LLC, a Delaware limited liability company, which is the general partner of 340 Properties LP, a Delaware limited partnership, which is the sole member of TBR-L Venture, LLC, a Delaware limited liability company, which is the sole member of TBR-L Village 21 Owner, LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand, at office, this 16 day of March, 2026.

(seal) NOTARY PUBLIC STATE OF FLORIDA RAUL CHAVARRIA Commission # HH 480996 Expires March 6, 2028

Notary Public

My Commission Expires: 03.06.2028

[ACKNOWLEDGMENT TO SPECIAL WARRANTY DEED]

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being the Residential Unit (floors 2-4) as shown in Exhibit D on the Horizontal Property Regime of the Declaration Establishing Village 21 Master Condominium, of record as Instrument No. 20150917-0094381, amended as Instrument No. 20200316-0028676, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete legal description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Horizontal Property Regime of the Declaration Establishing Village 21 Master Condominium.

Being part of the same property conveyed to TBR-L VILLAGE 21 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from VILLAGE 21 INVESTMENT PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, of record as Instrument No. 20200316-0028677, dated March 13, 2020, said Register's Office.

Exhibit B

Permitted Exceptions

1. Rights of tenants, as tenants only, under unrecorded leases without options to purchase or a right of first refusal.

2. General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-08-0-001.00, a lien, not yet due and payable.

3. Matters shown on Plat of record as Instrument No. 20160421-0038889, said Register's Office.

4. Declaration Establishing Village 21 Master Condominium, of record as Instrument No. 20150917-0094381, amended as Instrument No. 20200316-0028676, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160113-0003540, said Register's Office.

6. Grant of Easement by and between Comcast of Nashville I, LLC and Village 21 Investment Partners, LLC, of record as Instrument No. 20180309-0022565, said Register's Office.

7. Grant of Easement for Alley Purposes of record in Book 4557, page 839, and in Book 4558, page 332, said Register's Office.

8. Easement to the City of Nashville of record in Book 448, page 512, said Register's Office.

9. The following matter shown by that certain ALTA/NSPS survey made by Jason J. Stivers, RLS No. 2219, Stivers Land Surveying on January 14, 2026, last revised March 16, 2026, designated Job No. 25-060:

    a. Encroachment of building on adjoining parcel to the north over the northerly boundary line of the Property.

10. Multifamily Deed of Trust, Assignment of Leases And Rents, Security Agreement and Fixture Filing made by TBR-L Village 21 Owner, LLC, a Delaware limited liability company, and TBR-L Belcourt Apt Owner, LLC, a Delaware limited liability company, to J. Steven Kirkham, as trustee, for the benefit of Fidelity and Guaranty Life Insurance Company, in the original principal amount of $33,500,000.00, dated as of March 13,2020, and recorded March 16, 2020 as Instrument No. 20200316-0028679, with the Register of Deeds in Davidson County, Tennessee.

11. UCC-1 Financing Statement naming TBR-L Village 21 Owner, LLC, a Delaware limited liability company, and TBR-L Belcourt Apt Owner, LLC, a Delaware limited liability company, as Debtor and Fidelity and Guaranty Life Insurance Company, as Secured Party and recorded March 16, 2020 as Instrument No. 20200316-0028680, with the Register of Deeds in Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Deanann Thompson, 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 03/18/2026 (date of document).

Affiant Signature

03/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

