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Special Warranty Deed

Karen Johnson Davidson County Batch# 1405735 DEEDWARRSP 04/15/2026 09:31:30 AM 5 pgs Fees: $28.00 Taxes: $48,914.00 20260415-0030659	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $13,220,000.00. Affiant Subscribed and sworn to before me, this the 13th day of April, 2026. Notary Public My commission expires: 5/8/2028

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
513 MERRITT PROPCO LLC 3822 Woodmont Lane Nashville, Tennessee 37215	513 MERRITT PROPCO LLC 3822 Woodmont Lane Nashville, Tennessee 37215	105-07-0-188.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MTP – 513 MERRITT AVE, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 513 MERRITT PROPCO LLC, a Tennessee limited liability company, and its successors and assigns ("Grantee"), certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 513 Merritt Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to sell and convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee(s), its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 9 day of April, 2026.

GRANTOR:

MTP – 513 MERRITT AVE, LLC,
a Delaware limited liability company

By: _____
Name: Jonathon Reeser
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jonathon Reeser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Authorized Signatory of MTP - 513 MERRITT AVE, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Signatory.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of April 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/2029

SHANNON QUIGLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2029
COUNTY OF DAVIDSON

Exhibit A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lots No. 6 and 7 inclusive and the Westerly 44.50 feet of Lot 5 of Block 4 on the map of a subdivision of certain blocks of Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, Tennessee.

Said lots and part of adjacent lot adjoin and front together 144 feet, more or less, on the Southerly side of Merritt Avenue and run back between parallel lines 173 feet, more or less, to the margin of an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lots No. 8, 9, and 10 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, Page 150, of the Chancery Court of Nashville, to which reference is made for a more complete description.

Also being described as follows:

Being the following described real estate, situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete right-of-way monument found at the Northwest comer of Watkins, Instrument No. 20230509-034530, and in the Southern right-of-way of Merritt Avenue (50 foot public right-of-way); thence with Watkins, McDonald, Instrument No. 20170206-0012668, and MTP Merritt Avenue Propco, LLC, Instrument No. 20201015-0119992, each a portion of the way, South 07° 00' 55" West, 173.11 feet to a concrete monument found in the Northern right-of-way of Alley Number 1805; thence with Alley Number 1805, North 82° 51' 45" West, 294.50 feet to a 5/8 inch rebar with stainless steel L.I. Smith cap set at the Southeast comer of Lot 11 of Block 4 of Hamilton Land Subdivision, Plan Book 2, Page 150; thence with Lot 11, north 07° 00' 55" East, 173.02 feet to a 5/8 rebar with stainless steel L.I. Smith cap set in the Southern right-of-way of Merritt Avenue; thence with the Southern right-of-way of Merritt Avenue, South 82° 52' 47" East, 294.50 feet to the Point of Beginning, as surveyed by Thomas A. Young, Tennessee R.L.S No. 2265, of L.I. Smith & Associates dated June 13, 2023.

Being the same property conveyed to MTP – 513 Merritt Ave, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20230712-0053504, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plan Book 2, Page 150, Chancery Court of Nashville, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20230124-0005440, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Public Right of Way of record in Instrument Number 20230216-0011328, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230608-0043694, in the Register's Office for Davidson County, Tennessee.

6. Reciprocal Access Easement Agreement of record in Instrument Number 2026_____, in the Register's Office for Davidson County, Tennessee.

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7. Rights of tenants, as tenants only, under unrecorded leases.

8. Any rights, easements, interests, or claims disclosed on the ALTA/NSPS Land Title Survey Job No. 5202600432 prepared by ON D. Howell, TN RLS No. 2925 of Bock & Clark Corporation dated February 2, 2026, and last revised February 5, 2026.

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Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 April 14, 2026 (date of document).

Affiant Signature

April 14, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON