WARRANTY DEED

Karen Johnson Davidson County
Batch# 1416681 DEEDWARR
05/06/2026 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,397.23
20260506-0040736

B-MOTIF-6-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $647,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Enjoy Music Row, LLC	**Plaza Home Mortgage, Inc.**	
(NAME)	(NAME)	**092 16 0 O 706.00**
50 Music Square W #706	**1795 International Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Idaho Falls, ID 83402**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAI RAM 009, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENJOY MUSIC ROW, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Hotel Unit 706 of Motif on Music Row – Master Condominium described in the Declaration Establishing Motif On Music Row – Master Condominium of record as Instrument No. 20260202-0007056 and 20260202-0007057, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the Hotel Unit as set forth in Exhibit E of the Declaration Establishing Motif On Music Row – Master Condominium. Reference is hereby made to the Master Plat of Motif On Music Row – Master Condominium of record as Exhibit D to the Declaration Establishing Motif on Music Row – Master Condominium, for a more complete identification and description of the Hotel Unit.

Being part of the same property conveyed to Sai Ram 009, LLC, a Tennessee limited liability company, by Special Warranty Deed from Box Seat Properties, LLC, f.k.a. Square Mile Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150826-0086516, in the Register's Office of Davidson County, Tennessee, dated August 25, 2015 and recorded on August 26, 2015.

AND Being part of the same property conveyed to Sai Ram 009, LLC, a Tennessee limited liability company, by Deed from Patsy O. Bryant, Laura Honeyman, and Frank Bryant, Co-Trustees of The Joe F. Bryant Tennessee Trust (as to a 1/2 undivided interest) and Patsy O. Bryant, Trustee of The Patsy O. Bryant Living Trust (as to a 1/2 undivided interest), of record in Instrument No. 20160808-0082124, in the Register's Office of Davidson County, Tennessee, dated August 03, 2016 and recorded on August 08, 2016.

ALSO Being part of the same property conveyed to Sai Ram 009, LLC, by Quitclaim Deed from 50 Music Square West Condominiums Homeowners' Association, Inc., of record in Instrument No. 20180420-0037238, in the Register's Office of Davidson County, Tennessee, dated April 09, 2018 and recorded on April 20, 2018.

This conveyance is subject to:
• Taxes and assessments for the year 2026 and subsequent years.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Declaration Establishing Motif On Music Row - Master CondominiumMotif On Music Row of record in Instrument No. 20260202-0007056; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Declaration Establishing Motif on Music Row - Hotel Condominium Motif On Music Row of record in Instrument No. 20260202-0007057; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. Hayes' Plan of Small Lots in Nashville, as recorded in Plat Book 1, Page 69.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Motif on Music Row – Master Condominiumof record in Instrument No. 20060613-0069965; as amended at Instrument Nos. 20070119-0007839and 20070917-0110865(as corrected by Scrivener's Affidavit recorded in Instrument No. 20081104-0109507) and Order Approving Third Amendment to Master Deed of record at Instrument No. 20150327-0026696 and Termination of Master Deed recorded in Instrument No. 20180420-0037237; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220304-0025208.
• Easement for Right of Way, recorded in Instrument No. 20150327-0026693.
• Stormwater Maintenance and Operations Agreement as set forth in instrument recorded in Instrument No. 20201216-0148685.
• Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20210121-0008953.
• Termination of Rights recorded in Instrument No. 20230809-0061684.
• Rights regarding Ninth floor use and Ownership of Air Rights recorded in Book 8316, Page 377 (re-recorded in Instrument No. 20050105-0001576).
• Homeowner Association Charters of record in Instrument No. 20150826-0086515, Instrument No. 20260122-0005204and 20260122-0005205.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **50 Music Square W #706, Nashville, Tennessee 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29 DAY OF APRIL, 2026.

Sai Ram 009, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SAI RAM 009, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of April, 2026.

Notary Public
My Commission Expires: 5/16/29
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Natalie A. McKee, 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 May 6th, 2026.

Affiant Signature

5/6/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6th day of May, 2026.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6-24-27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-50