Karen Johnson Davidson County
Batch# 1416771 DEEDWARRSP
05/06/2026 12:54:30 PM 6 pgs
Fees: $33.00 Taxes: $39,338.72
20260506-0040837

This Instrument Prepared By:

Stinson LLP
7700 Forsyth Boulevard, Suite 1100
Clayton, Missouri 63122
Attention: Dylan Fotiadis, Esq.

Return Recorded Document To:

Revpar Green Hills LLC
3217 Teton Drive
Atlanta, Georgia 30339
Attention: Pete Patel

Name and Address of Property Owner:	Send Tax Bills To:	Parcel ID:
Revpar Green Hills LLC 3217 Teton Drive Atlanta, Georgia 30339 Attention: Pete Patel	Revpar Green Hills LLC 3217 Teton Drive Atlanta, Georgia 30339 Attention: Pete Patel	11714041900

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TWAIN GL XIX, LLC, a Missouri limited liability company ("**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto REVPAR GREEN HILLS LLC, a Georgia limited liability company ("**GRANTEE**"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit (but excluding any buildings or other improvements thereon):

See **Exhibit A** attached hereto and incorporated herein by reference.

This land is known as: 3818 Bedford Avenue, Nashville, Tennessee 37215. The land is improved real property but the conveyance of this Special Warranty Deed specifically excludes, and GRANTOR expressly disclaims any covenants or warranties concerning, any buildings or improvements located upon, in or under said land.

SUBJECT TO: (i) taxes and assessments not now due and payable; (ii) all laws, regulations, ordinances, codes or regulations concerning the use, development or operation of real property, including without limitation any zoning laws; (iii) any and all matters that a thorough inspection of said land would disclose; (iv) any and all matters that a complete and accurate ALTA/NSPS land title survey of said land would disclose; and (v) any and all easements, agreements, restrictions, covenants, conditions, licenses, and other matters of record.

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, its successors and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it. GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no further or otherwise. 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.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Witness our hands this 28 day of April, 2026.

GRANTOR:

TWAIN GL XIX, LLC,
a Missouri limited liability company

By: Aaron Pohlmann

Name: AARON POHLMANN

Title: AUTHORIZED SIGNER

STATE OF Missouri)
) ss.
COUNTY OF St Louis)

Before me personally appeared Aaron Pohlmann who is personally known to me or proven to me on the basis of satisfactory evidence to be the Authorized Representative of TWAIN GL XIX, LLC, a Missouri limited liability company, and that Aaron Pohlmann, as such Authorized Representative, executed the foregoing instrument on behalf of said limited liability company as his own free act and deed in his capacity as Authorized Representative.

Dated this 28th day of April, 2026.

(SEAL) KELLY A. TROUT
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13447449
My Commission Expires Dec 18, 2026

Printed Name: Kelly A Trout
Notary Public in and for said State
Commissioned in St Louis County

My Commission Expires:
12.18.26

STATE OF Georgia }
COUNTY OF Fulton }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $ 10,632,085.71 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 20 26 .

NOTARY PUBLIC

My Commission expires:

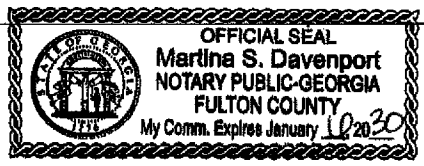


EXHIBIT A

Legal Description

The land only, and not any buildings or other improvements, in and to the following:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Final Plat, Bedford Avenue, Phase 2, of record in Instrument No. 20050929-0116962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Twain GL XIX, LLC, a Missouri limited liability company by Special Warranty Deed of record in Instrument No. 20210722-0098753, recorded July 22, 2021, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH is Cross Access/Joint Use Driveway Easement described in the Permanent Cross Access/Joint Use Driveway Easement of record in Instrument Number 20050812- 0095774, in the Register's Office for Davidson County, Tennessee.

Parcel ID: 11714041900

Tennessee Certification of Electronic Document

I, Will Rogers, 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 30, 2026 (date of document).

Affiant Signature

4/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON