Karen Johnson Davidson County
Batch# 1419918 DEEDWARRSP
05/13/2026 01:11:30 PM 8 pgs
Fees: $43.00 Taxes: $170,200.00
20260513-0043122

This instrument was prepared by:

Sklar Kirsh, LLP
1850 Sawtelle Boulevard, Suite 300
Los Angeles, California 90025
Andrew T. Kirsh, Esq.

After Recording Return To:

Mountain Brook Townhomes TN, LLC
c/o CAPREIT, Inc.
6116 Executive Blvd., Ste 100
North Bethesda, MD 20852
Attn: Christopher R. McParland, Esq.

First American Title
National Commercial Services
NCS File # 1286796

SPECIAL WARRANTY DEED

Name and Address of Property Owner	**Send Tax Bill to**	**Map and Parcel Number**
Mountain Brook Townhomes TN, LLC c/o CAPREIT, Inc. 6116 Executive Blvd., Ste 100 North Bethesda, MD 20852	Mountain Brook Townhomes TN, LLC c/o CAPREIT, Inc. 6116 Executive Blvd., Ste 100 North Bethesda, MD 20852 Attn: Rick J. Band	**#16100024400** **#16100023500**

FOR AND IN CONSIDERATION of the sum of Forty-Six Million and 00/100 and No/100 Dollars ($46,000,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mountain Brook GP, LP, a Delaware limited partnership (the "**Grantor**") has bargained and sold, and by these presents does transfer and convey unto Mountain Brook Townhomes TN, LLC, a Delaware limited liability company (the "**Grantee**"), its successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**"). This is improved property commonly known as 520 and 2301 Zermatt Avenue, City of Nashville, County of Davidson, State of Tennessee 37211.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B**, attached hereto and incorporated herein by reference, and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not 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.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of May, 2026, to be effective May 12, 2026.

GRANTOR:

Mountain Brook GP, LP,
a Delaware limited partnership

By: Nashville MB Apartments GP, LLC,
a Delaware limited liability company,
its General Partner

By: Nashville MB Apartments Venture, LLC,
a Delaware limited liability company,
its Sole Member

By: TRC MB Holdings, LLC,
an Idaho limited liability company,
its Administrative Member

By: Tablerock Capital, LLC,
an Idaho limited liability company,
its Manager

By: _____
Name: Russ Walker
Title: Manager

[Insert Appropriate Notary Blocks]

UTAH ACKNOWLEDGMENT
Utah Code Annotated 46-1-6.5

State of Utah
County of Salt Lake } ss.

On this 8th day of May, in the year 2026, before me Jessica D. Pistorius
Date *Month* *Year* *Name of Notary Public*

a Notary Public, personally appeared Russel Kent Walker

Name(s) of Document Signer(s)

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

JESSICA D PISTORIUS
Notary Public - State of Utah
Comm. No. 732972
My Commission Expires on
Aug 31, 2027

Jessica D. Pistorius
Signature of Notary Public

Place Notary Seal/Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 5/12/26 Number of Pages: 6

Signer(s) Other Than Named Above: _____

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OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby swears or affirms that the actual consideration for this transfer or the value of the property, whichever is greater, is $46,000,000.

_____(SEAL)
Affiant

Signed, sealed and delivered
in the presence of:

_____
~~Notary Public~~
My Commission Expires: 1/5/2029

LOGAN JORGENSEN
Notary Public - State of Utah
Comm. No. 740174
My Commission Expires on
Jan 5, 2029

[Signature Page to Special Warranty Deed]

EXHIBIT A
To Special Warranty Deed
LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:

Being a parcel of land in Nashville, URBAN SERVICES DISTRICT, FOURTH COUNCILMANIC District (formerly known as First Civil District, Thirty-First Councilmanic District), Davidson County, Tennessee, being Lot No. 2A, as shown on the plan of VALLEY BROOK TOWNHOUSES, PHASE I AND II, as of record in Plat Book 7900, Page 702, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract II:

Being a parcel of land in Nashville's URBAN SERVICES DISTRICT, FOURTH COUNCILMANIC District (formerly known as First Civil District, Thirty-First Councilmanic District), Davidson County, Tennessee being Lot No. 4, as shown on the plan of Parcel 235, Lot 4 VALLEY BROOK TOWNHOUSES as of record in Plat Book 7900, Page 647, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mountain Brook GP, a Tennessee general partnership by Deed from Valley Brook Limited Partnership, an Ohio limited partnership, of record in Instrument No. 201303130025127, in the Register's Office of Davidson County, Tennessee. Mountain Brook GP, a Tennessee general partnership having since converted to Mountain Brook GP, LP, a Delaware limited partnership, as evidenced by Articles of Conversion in Instrument No. 202105130064888, said Register's Office.

EXHIBIT B
To Special Warranty Deed
PERMITTED EXCEPTIONS

1. Taxes and assessments for 2026 and subsequent years, not yet due or payable.

2. The following easements as set forth on Plat recorded in Book 7900, Page 702:
   a. Sanitary sewer easement.
   b. Storm water detention pond easement.
   c. Twenty-five foot public utility easement.
   as shown on the ALTA/NSPS Land Title Survey prepared by Pixis, LLC dated 12/31/25 and last revised April 28, 2026 as Job No. 25-12-003.

3. Grant of Transmission Line Easement from Ernest K. Hardison, Jr. and wife, Nancy O. Hardison to United States of America, of record in Book 2400, Page 596, in the Register's Office of Davidson County, Tennessee.
   as shown on the ALTA/NSPS Land Title Survey prepared by Pixis, LLC dated 12/31/25 and last revised April 28, 2026 as Job No. 25-12-003.

4. Terms and provisions of Stormwater Detention Agreement, by and between Valley Brook Limited Partnership and Metropolitan Government of Nashville and Davidson County, of record in Book 9196, Page 430, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Easement and Right of Entry Agreement, by and between VSC Cable, Inc. dba Viacom Cable and Valley Brook Limited Partnership, of record in Book 9486, Page 952, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Grant of Easement Transmission, by and between Valley Brook Limited Partnership and Piedmont Natural Gas Company, Inc., of record in Instrument No. 201303010020597, in the Register's Office of Davidson County, Tennessee.
   as shown on the ALTA/NSPS Land Title Survey prepared by Pixis, LLC dated 12/31/25 and last revised April 28, 2026 as Job No. 25-12-003.

7. Terms and provisions of Grant of Easement, by and between Mountain Brook, GP and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201311220120421, in the Register's Office of Davidson County, Tennessee.

8. Rights of tenants disclosed on the rent roll provided to the Title company under unrecorded leases, as tenants only, with no rights to purchase, rights of first offer or rights of first refusal.

9. 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 Pixis, LLC on December 31, 2025, last revised April 28, 2026, designated 25-12-003:
   a. Building 24 crosses over the 40.0' zoning setback by as much as 3.9'.
   b. Building 27 crosses over the 40.0' zoning setback by as much as 17.8'.
   c. Building 32 crosses over the 40.0' zoning setback by as much as 5.1'.

Tennessee Certification of Electronic Document

I, Aaron C. Hansen, 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 12, 2026.

Affiant Signature

Date: 5/12/2026

State of Utah
County of Salt Lake

Sworn to and subscribed before me this 12th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/5/2029

NOTARY'S SEAL

LOGAN JORGENSEN
Notary Public - State of Utah
Comm. No. 740174
My Commission Expires on
Jan 5, 2029