Prepared By and Upon Recording
Return to:

Blank Rome LLP
One Logan Square
130 N. 18th Street
Philadelphia, PA 19103
Attn: Sarah Thorpe

Karen Johnson Davidson County
Batch# 1425329 DEEDWARRSP
05/27/2026 08:55:30 AM 7 pgs
Fees: $38.00 Taxes: $25,900.00
20260527-0047913

ADDRESS NEW OWNER	SEND TAX BILLS TO:
OM SAI HOTEL 4 INC 1039 Somerset Downs Blvd Hendersonville, Tennessee 37075	OM SAI HOTEL 4 INC 1039 Somerset Downs Blvd Hendersonville, Tennessee 37075
MAP/PARCEL: 062-00-0-171	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Million Dollars and 00/100 ($7,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OPRYLAND HOSPITALITY I, 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 **OM SAI HOTEL 4 INC,** a Tennessee corporation ("Grantee"), Grantees successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property known as 125 Music City Circle, Nashville, TN 37214.

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, his heirs and assigns in fee simple forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

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

The Effective date of this Deed is May 21st, 2026.

[SIGNATURE(S) TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on May 12, 2026.

OPRYLAND HOSPITALITY I, LLC,
a Delaware limited liability company

Signature: _____

Printed Name: Mark Goldman

Title: Authorized Signatory

[Signature Page to Deed]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On May 19, 2026 before me,

RANA MEHDIZADEH, NOTARY

(insert name and title of the officer)

personally appeared Mark Goldman,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

RANA MEHDIZADEH
Notary Public - California
Los Angeles County
Commission # 2424015
My Comm. Expires Oct 28, 2026

[Acknowledgment Page to Deed]

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is 7,000,000.00

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2026.

NOTARY PUBLIC

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

My Commission Expires:
5/24/29

Exhibit A to Deed

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision of Phase 3, Music Valley P.U.D., as shown on plat of record in Plat Book 8250, page 556, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with an undivided interest in a 50-foot non-exclusive easement for ingress and egress and public utilities, of record in Plat Book 8250, page 556, said Register's Office.

Being the same property conveyed to Opryland Hospitality I, LLC, a Delaware limited liability company by Special Warranty Deed from WS-CNO JV, LLC, a Delaware limited liability company of record in Instrument No. 20181017-0102705 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 17, 2018.

Exhibit B to Deed

Permitted Exceptions

1. All matters shown on the Plan of record in Plat Book 8250, Page 556, Register's Office for Davidson County, Tennessee.
2. Restrictions set forth in Deed of record in Book 4546, Page 287, in the Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Declaration of Easements, Covenants, Conditions, Restrictions and Owners Association for Music Valley Planned Unit Development of record in Book 9582, Page 690, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 11201, Page 721, and Book 11201, page 772, in the Register's Office for Davidson County, Tennessee.
5. All matters contained in prior deed of record in Instrument No. 20181011-0102705, Register's Office for Davidson County, Tennessee.
6. Taxes and assessments for the year 2026 and any subsequent years, not yet due and payable.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/24/2026 (date of document).

Affiant Signature

5/24/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 24th day of May, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29