Karen Johnson Davidson County
Batch# 1429920 DEEDWARRSP
06/09/2026 01:39:30 PM 7 pgs
Fees: $38.00 Taxes: $5,217.00
20260609-0052151

(above space reserved for register's office)

Document prepared by:
DLA Piper LLP (US)
4365 Executive Dr # 1100
San Diego, CA 92121
Attention: Darryl Steinhause

When recorded, return to:
First American Title
215 S. State Street, Suite 380
Salt Lake City, Utah 84111
Attn: Alishia White

Grantee's Address:	**Send Tax Bills To:**	**Map Parcel Id:**
108 Main Ave, SW, Suite 302A Warren, OH 44481	c/o Cottonwood Residential O.P., LP 1245 Brickyard Road, Suite 250 Salt Lake City, UT 84106	118 02 0 264.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered as of the 5th day of June, 2026, by **MELROSE II S TIC, LLC,** a Delaware limited liability company, having a mailing address of c/o Cottonwood Residential O.P., LP, 1245 Brickyard Road, Suite 250, Salt Lake City, UT 84106 (the "Grantor"), to **MELROSE II MVC, LLC,** a Delaware limited liability company, having a mailing address at 108 Main Ave, SW, Suite 302A, Warren, OH 44481 (the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the Grantor bargained and sold and does hereby bargain, sell, transfer, convey and confirm unto the Grantee, its successors and assigns, all Grantor's right, title and interest in and to the following described parcel of land, together with all improvements and appurtenances thereto, located in Davidson County, State of Tennessee, to wit:

See attached Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, all

buildings and other improvements located thereon, and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This is improved property that is located at: 2608 8th Ave., Nashville, Tennessee 37204

TO HAVE AND TO HOLD the same unto the said Grantee and its successors and assigns, forever in fee simple.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized in fee and possessed of an undivided **15.0760% tenancy-in-common interest** in and to said Property (the "TIC Interest"), has full power and lawful authority to sell and convey the same; that the title to the TIC Interest is clear, free and unencumbered except for all easements, restrictions, reservations, covenants, conditions, rights-of-way, encumbrances, and other matters of record affecting the Property or the TIC Interest (collectively, the "Permitted Exceptions"), and will forever warrant and defend the TIC Interest against the claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise, subject however to the Permitted Exceptions.

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

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the day and year first above written.

GRANTOR:

MELROSE II S TIC, LLC,
a Delaware limited liability company

By: Cottonwood Residential O.P., LP, a Delaware limited partnership, its sole member

By: Cottonwood Communities GP Subsidiary, LLC,
a Maryland limited liability company, its general partner

By: Cottonwood Communities, Inc.,
a Maryland corporation, its sole member

By: _____
Adam Larson, Chief Financial Officer

STATE OF UTAH)

COUNTY OF SALT LAKE)

On June 4, 2026, before me, Amy N. Wood, Notary Public, personally appeared Adam Larson, 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.

WITNESS my hand and seal, this 4 day of June, 2026.

_____
Notary Public

My Commission Expires: 8-4-2029

(Notary Seal)

AMY N WOOD
Notary Public State of Utah
My Commission Expires on:
August 04, 2029
Comm. Number: 744371

[*Signature page to Special Warranty Deed – MVC TIC*]

EXHIBIT A

Legal Description of the Property

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 154 and 155 on the plan of GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD as shown on plat of record in Plat Book 332, Page 99, in the register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said Lots No. 154 and 155 front together 100 feet on the Easterly side of Franklin road, or 8th avenue south, and run back between Parallel lines 265 feet to an alley.

Being the same property conveyed to Cottonwood-Kirkwood, LLC, by deed from regions bank, formerly security federal savings & loan association of Nashville by deed of record in Instrument No. 20160826-0089785, register's office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot(s) 152 and 153, as shown on the map entitled GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD, of record in Plat Book 332, Page 99, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 152 and 153 adjoin and front together 100 feet on the Easterly side of 8th avenue south or the franklin pike, and run back between parallel lines, 265 feet to an alley.

Being the same property conveyed to Cottonwood-Kirkwood, LLC, by deed from Kirkwood at Melrose, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20160826-0089784, register's office for Davidson County, Tennessee.

Tract 3:

Together with easement rights for the benefit of Tract 1 and Tract 2 contained in that certain reciprocal easement agreement by and between Melrose Apartments, LLC, a Delaware limited liability company, and Cottonwood-Kirkwood, LLC, a Delaware limited liability company, of record in Instrument No. 20160826-0089788, register's office for Davidson County, Tennessee.

Tract 4:

Together with easement rights for the benefit of Tract 1 and Tract 2 contained in that certain amenities agreement for the Melrose apartments by and between Melrose apartments, LLC, a Delaware limited liability company, and Cottonwood-Kirkwood, LLC, a Delaware limited liability company, of record in Instrument No. 20160826-0089789, register's office for Davidson County, Tennessee.

Tracts 1 and 2 are also described as:

Being a tract of land lying in the 17th district of Davidson County, Berry Hill, Tennessee, and being Lot 1

of KIRKWOOD APARTMENTS as recorded in Instrument Number 201703010020396, register's office of Davidson County, Tennessee (Rodc). Said tract being bounded on the North by Lot 1 of consolidation plat, Map 118-2-parcels 206-260 and p/o 268, Melrose Shopping Center, as recorded in Instrument Number 201411170105837, Rodc, said Lot 1 being the Melrose Partners, Llc as recorded in Instrument Number 201202020009576, Rodc, bounded on East by the Western right of way (row) of an unnamed alley, bounded on the South by Lots 156 and 157 of GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD as recorded in Plat Book 332, Page 99, rodc, said Lots 156 and 157 being McDonald's Corporation as recorded in Book 6352, Page 647, rodc, and bounded on the West by the Eastern row of 8th avenue south (State Route 6, U.S. Highway 31). Said tract being more particularly described as follows:

Point of Beginning being a set iron rod with cap lying on the said Eastern row of 8th avenue south, being the Southwest corner of said Lot 1 of Melrose Shopping Center and being Northwest corner of the tract being herein described; thence leaving said row of 8th avenue south and along the common line of said Lot 1 North 75°10'47" East 265.00 feet to a set iron rod with cap; thence along the common line of said Lot 1 and along said Western row of an unnamed alley South 14°57'02" East 200.00 feet to a set iron rod with cap; thence along the common line of said McDonald's Corporation South 75°10'50" West 265.00 feet to a set iron rod with cap to a point lying on said Eastern row of 8th avenue south; thence along said row of 8th avenue south North 14°56'57" West 200.00 feet to the Point of Beginning.

Being the same property conveyed to Melrose II Tic, LLC, a Delaware limited liability company as to an undivided 49.3956% interest, Melrose II S Tic, LLC, a Delaware limited liability company as to an undivided 25.7200% interest and Cottonwood-Kirkwood LLC, a Delaware limited liability company as to an undivided 24.8844% interest by quitclaim deed from Cottonwood-Kirkwood LLC, a Delaware limited liability company of record in instrument No. 202105210069617, in the register's office of Davidson County, Tennessee.

Further being the same property conveyed to MTC Apartments Montage, LLC, a Utah limited liability company as to an undivided 17.42175% interest and Melrose California Investor, LLC, a Delaware limited liability company as to an undivided 2.75445% interest by Special Warranty Deed from Melrose II S Tic, LLC a Delaware limited liability company of record in Instrument No. 202106040075522, in the register's office of Davidson County, Tennessee.

Further the said Melrose II S TIC, LLC, a Delaware limited liability company; MTC Apartments Montage, LLC, a Delaware limited liability company; Melrose California Investor, LLC, a Delaware limited liability company; Cottonwood-Kirkwood LLC, a Delaware limited liability company; and Melrose II TIC, LLC, a Delaware limited liability company, having since merged into and become known as Melrose II S TIC, LLC, a Delaware limited liability company, as evidenced by Certificate of Merger in Instrument No. 202308080061516, in the register's office of Davidson County, Tennessee.
APN: 118020264

KAREN JOHNSON
REGISTER OF DEEDS

www.nasbville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF Ohio
COUNTY OF Trumbull

The actual consideration or true value, whichever is greater for this transfer is $1,410,000.00

Affiant Steven R. Lewis

Subscribed and sworn before me, this 29th day of May, 2026

Notary Attorney at Law #0077260
No Expiration

Tennessee Certification of Electronic Document

I, Alisha White, 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 June 5, 2026 (date of document).

Affiant Signature

June 5, 2026
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 5 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/31/2026

NOTARY'S SEAL

BABS W. ISON
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 727344
COMM. EXP. 10-31-2026