This instrument prepared by and after recordation, return to:

Polsinelli
501 Commerce Street, Suite 1300
Nashville, TN 37203
Attention: J. David Wicker, Esq.

Karen Johnson Davidson County
Batch# 1431737 DEEDWARRSP
06/10/2026 10:14:30 AM 6 pgs
Fees: $33.00 Taxes: $170,200.00
20260610-0052450

ADDRESS OF NEW OWNER:	MAP/PARCEL NUMBER(S):	SEND TAX BILLS TO:
Broad & Cherry LLC 228 Seminole Street Winter Garden, Florida 34787	09306308000; 09306308100	Same address as New Owner.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Deville Corp, a Florida corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to Broad & Cherry LLC, a Delaware limited liability company ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $46,000,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2026.

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

110707920.2

WITNESS my hand and official seal at office, this 8th day of June, 2026.

Notary Public

My Commission Expires: 11/5/28

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 4th day of June, 2026.

DEVILLE CORP.,
a Florida corporation

By: _____

Name: Michael Kelly

Title: President

STATE OF FLORIDA)

)

COUNTY OF BROWARD

Before me, the undersigned authority, a Notary Public with and for the State and County aforesaid, personally appeared Michael Kelly, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself/herself to be the Manager of Deville Corp., a Florida corporation, the within named bargainor, and that he/she, as such Manager, executed the foregoing instrument for the purpose therein contained by signing the name of said Michael Kelly as such Manager.

WITNESS my hand and official seal at office, this 4th day of June, 2026.

Notary Public State of Florida
Zelikha M Hosein
My Commission HH 500585
Expires 7/4/2028

June 4th 2026

_____

Notary Public

My Commission Expires: 07-04-2028

Exhibit A

Legal Description

Tract I

Land in Davidson County, Tennessee, being part of Lot No. 69 in the original plan of the town of Nashville,

Beginning at the Northerly margin of broad street at a point 87 feet 1 5/8 inches Westerly from the Westerly margin of cherry street; Running thence Westerly with the Northerly margin of broad street 27 feet 7 ½ inches; thence at right angles, to broad street, Northerly 130 feet; thence parallel with broad street, Easterly 34 feet; thence at right angles, Southerly 60 feet, thence at right angles Westerly 6 feet 4 ½ inches; thence at right angles Southerly 70 feet, to the beginning.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 69 on the original plan of Nashville, not of record, described as follows:

Beginning on the Northerly margin of broadway, formerly broad street, at a point 49 feet 8 inches, more or less, West of the Westerly margin of fourth Avenue North, formerly cherry street, being the Southwest corner of the Abrahams' property; thence with said Abrahams' Westerly line Northwardly 70 feet, more or less, to said Abrahams' Northwest corner; thence at right angles Westwardly 37 1/2 feet, more or less, to a point on the Easterly line of the Berry property; thence with said Berry's Easterly line, Southwardly 70 to the Northerly margin of broadway; thence with said margin, Eastwardly 37 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Deville Corp., a Florida corporation by Warranty Deed from Tom Morales a/k/a Thomas F. Morales, married, of record in Instrument No. 200507280088435, in the register's office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2026 and subsequent years, none now due and payable.

2. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, by The Metropolitan Development and Housing Agency (Formerly, The Nashville Housing Authority), of record in Book 7423, Page 374; Book 8421, Page 587; and Book 9208, Page 613, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Facade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan, by Metropolitan Development and Housing Agency Nashville and Davidson County, Tennessee, of record in Book 7631, Page 606, in the Register's Office of Davidson County, Tennessee.

4. All matters set forth in Ordinance No. O97-755 of record in Book 10512, Page 464; as affected by Ordinance No. BL 2002-1033 in Instrument No. 200206260076795; Substitute Ordinance No. BL2004-424 in Instrument No. 200501240008719; Ordinance No. BL2013-377 in Instrument No. 201309030092714; and Ordinance No. BL2009-436 in Instrument No. 201309030092715, in the Register's Office of Davidson County, Tennessee.

5. Rights of tenant under that certain Lease Agreement dated as of the date hereof by and between Broad & Cherry LLC, a Delaware limited liability company, as landlord, and KC Lucky Bastard, LLC, as tenant.

Tennessee Certification of Electronic Document

I, Jeananne Thompson, 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 06/04/26 (date of document).

Affiant Signature

06/04/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

