SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Bryan Cave Leighton Paisner LLP
1290 Ave of the Americas
New York, New York 10104
Attention: Andrew Auerbach

Karen Johnson Davidson County
Batch# 1431822 DEEDWARRSP
06/10/2026 12:52:30 PM 14 pgs
Fees: $73.00 Taxes: $22,496.00
20260610-0052617

FROM: Madison 2 Pack LLC, a Delaware limited liability company

TO: Cedar Place LEC, LLC, a Tennessee nonprofit limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Cedar Place LEC, LLC 4121 Clarksville Pike, Suite 9 Nashville, TN 37218 Attention: Carlina Bell	(same)	043-15-0027.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Six Million Eighty Thousand and No/100 Dollars ($6,080,000.00).

Affiant

Subscribed and sworn to before me, this the 20 day of May, 2026.

Notary Public

My Comm. Expires: 09-05-2028

OLIVIA DAVID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2028

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Madison 2 Pack LLC, a Delaware limited liability company, by its court-appointed receiver David Rogers, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto Cedar Place LEC, LLC, a Tennessee nonprofit limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "**Property**").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference.

This is improved property commonly known as "Cedar Place".

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, 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 subject to the terms and conditions of this Deed.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of GRANTOR (other than claims arising out of the matters set forth on Exhibit B), 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 page follows]

GRANTOR:

Madison 2 Pack LLC,
a Delaware limited liability company,
acting through David Rogers as its court appointed receiver

By: _____
Name: David Rogers
Title: Court Appointed Receiver by Order Appointing Receiver in Case No. 25-1624-II, in the Chancery Court for the State Tennessee, Twentieth Judicial District, Davidson County

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Court Appointed Receiver of Madison 2 Pack LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 11th day of May, 2026.

_____
Notary Public

My Comm. Expires: 7/17/28

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Signature Page to Special Warranty Deed (Cedar Place)]

EXHIBIT A

The Property

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE PLAN OF RE-SUBDIVISION OF LOTS 55, 56 & 57, RAINBOW TERRACE, SECTION 2A OF RECORD IN INSTRUMENT NO. 200806190063399, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF OLD HICKORY BOULEVARD (60' PUBLIC RIGHT OF WAY) AND RANDY ROAD (PUBLIC RIGHT OF WAY-WIDTH VARIES AS WIDENED) ON THE SOUTH RIGHT OF WAY (R/W) LINE OF OLD HICKORY BOULEVARD, THENCE,

1. LEAVING SAID R/W LINE WITH SAID RETURN CURVE SOUTHEASTWARDLY WITH THE WEST R/W LINE OF RANDY ROAD (AS WIDENED) HAVING A 25.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.74 FEET. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 54 MINUTES 21 SECONDS EAST A DISTANCE OF 38.370 FEET TO AN IRON ROD (N); THENCE,

2. CONTINUING WITH THE WEST R/W LINE OF RANDY ROAD, SOUTH 16 DEGREES 12 MINUTES 45 SECONDS WEST 164.48 FEET TO AN IRON ROD (NEW); THENCE,

3. SOUTH 12 DEGREES 42 MINUTES 31 SECONDS WEST 154.57 FEET TO AN IRON ROD (NEW) IN THE NORTH PROPERTY LINE OF LOT NO. 53 AS SHOWN ON THE FINAL PLAT OF RAINBOW TERRACE - SECTION V AS RECORDED IN PLAT BOOK 2133, PAGE 72, R.O.D.C., TENNESSEE; THENCE,

4. LEAVING SAID R/W LINE WITH THE NORTH PROPERTY LINE OF THE AFORESAID LOT NO. 53, NORTH 83 DEGREES

57 MINUTES 20 SECONDS WEST 106.35 FEET TO AN IRON ROD (OLD); THENCE,

5.CONTINUING WITH SAID NORTH PROPERTY LINE NORTH 84 DEGREES 09 MINUTES 05 SECONDS WEST 109.72 FEET TO AN IRON ROD (OLD); THENCE,

6. CONTINUING WITH SAID NORTH PROPERTY LINE, NORTH 83 DEGREES 54 MINUTES 45 SECONDS WEST 109.95 FEET TO AN IRON PIPE (OLD) AT THE SOUTHEAST PROPERTY CORNER OF LOT NO. 54 AS SHOWN ON THE FINAL PLAT OF RAINBOW TERRACE - SECTIONS IIA & IIB AS RECORDED IN PLAT BOOK 1835, PAGE 85, R.O.D.C., TENNESSEE; THENCE,

7. LEAVING THE NORTH PROPERTY UNE OF THE AFORESAID LOT NO. 53 WITH THE EAST PROPERTY LINE OF THE AFORESAID LOT NO. 54, NORTH 07 DEGREES 54 MINUTES 13 SECONDS EAST 344.32 FEET TO AN IRON ROD (OLD) ON THE SOUTH R/W LINE OF THE AFORESAID OLD HICKORY BOULEVARD; THENCE,

8. WITH THE SOUTH R/W LINE OF OLD HICKORY BOULEVARD SOUTH 84 DEGREES 19 MINUTES 46 SECONDS EAST 110.24 FEET TO AN IRON ROD (NEW); THENCE,

9. CONTINUING WITH SAID SOUTH R/W UNE SOUTH 84 DEGREES 01 MINUTES 28 SECONDS EAST 226.94 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MADISON 2 PACK, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 816 HICKORY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20220315-0030191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DAVID ROGERS WAS APPOINTED AS RECEIVER FOR MADISON 2 PACK, LLC, BY ORDER OF THE CHANCERY COURT FOR THE STATE OF TENNESSEE, TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, IN THE MATTER OF *AI NPL INVESTOR LLC AND MADISON 2 PACK, LLC*, CASE NO. 25-1624-II, BY FINAL ORDER APPROVING SALE ENTERED ON April 30, 2026, WHICH FINAL ORDER WAS RECORDED _____, 2026, IN INSTRUMENT NO. _____, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Exceptions

Taxes for the year 2026, a lien, not yet due or payable.

All matters shown on plat(s) of record in Instrument No. 200806190063399, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20080619-0063399, Register's Office of Davidson County, Tennessee.

Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between John B. Cole and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200804140037598, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Agreement for Dedication of Easement for Storm Drainage, by and between John B. Cole and Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200804140037641, in the Register's Office of Davidson County, Tennessee.

Rights of tenants in possession, as tenants only and without rights or options to purchase the Property, pursuant to written but unrecorded rental or lease agreements.

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 Bryan A. Shirley RLS# 2085, Blew & Associates PA for Pixis, LLC on 1/4/2022, designated Job # 21-11-042-002:

a. Fence along southern boundary;
b. Fence along western boundary; and
c. Shed within easement.

EXHIBIT C
Order

E-FILED
4/30/2026 3:50 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT AT NASHVILLE

AI NPL INVESTOR LLC,	)	
	)	
Plaintiff,	)	
	)	
v.	)	**No. 25-1624-II**
	)	**Chancellor Martin**
MADISON 2 PACK, LLC,	)	
	)	
Defendant.	)	

ORDER GRANTING RECEIVER'S MOTION TO SELL PROPERTY

This matter came before the Court on April 10, 2026 on the Receiver's Motion to Sell Property (the "Motion"). No responses to the Motion were filed. The Court finds that all parties entitled to receive notice received service of the Motion, included Defendant. Upon the Court's review and consideration of Plaintiff's Motion, the Court finds the Motion to be well taken.

It is therefore ORDERED, ADJUDGED, and DECREED that:

1. the Motion is GRANTED;
2. The Receiver is authorized to sell that certain property located at 98 Randy Road, City of Madison, Davidson County, Tennessee, as the same is more particularly described on Exhibit A attached hereto (the "Cedar Place Property"), pursuant to that certain Real Estate Purchase and Sale Agreement (the "Cedar Place PSA") dated March 20th, 2026, by and between Madison 2 Pack LLC, acting through the Receiver, as seller, and Cedar Place LEC, LLC (as successor to The William Franklin

Buchanan Community Development Corporation), as purchaser (the "Cedar Place Buyer").

3. The Receiver is authorized to sell that certain property located at 300 Kate Street, City of Madison, Davidson County, Tennessee, as the same is more particularly described in Exhibit B attached hereto (the "Amalie Meadows Property"), pursuant to that certain Real Estate Purchase and Sale Agreement (the "Amalie Meadows PSA") dated March 20th, 2026, by and between Madison 2 Pack LLC, acting through the Receiver, as seller, and Amalie Meadows LEC, LLC (as successor to The William Franklin Buchanan Community Development Corporation), as purchaser (the "Amalie Meadows Buyer").
4. Each of the Cedar Place PSA and the Amalie Meadows PSA are approved, in each case as the same may be amended from time to time for the sole purpose of extending the closing dates thereunder.
5. The Receiver is authorized to convey title to the Cedar Place Property to the Cedar Place Buyer.
6. The Receiver is authorized to convey title to the Amalie Meadows Property to the Amalie Meadows Buyer.
7. The Receiver is authorized to sell and convey the Cedar Place Property to the Cedar Place Buyer free and clear of all liens, mortgages, deeds of trust, pledges, security interests, claims, encumbrances, rights of redemption, or other interests of any

kind (collectively, "Liens and Interests"). All such Liens and Interests shall transfer and attach solely to the net proceeds of sale, in the same order of priority and with the same validity, extent, and enforceability as they had immediately prior to the sale, with such Liens and Interests to be resolved, satisfied, or otherwise addressed pursuant to further Order of this Court.

8. The Receiver is authorized to sell and convey the Amalie Meadows Property to the Amalie Meadows Buyer free and clear of all Liens and Interests. All such Liens and Interests shall transfer and attach solely to the net proceeds of sale, in the same order of priority and with the same validity, extent, and enforceability as they had immediately prior to the sale, with such Liens and Interests to be resolved, satisfied, or otherwise addressed pursuant to further Order of this Court.

9. Each of the Cedar Place Buyer and the Amalie Meadows Buyer are severally entitled to the protections afforded to purchasers in good faith under applicable receivership law.

10. The Receiver is authorized to payoff existing liens, if any, and pay closing costs with respect to each of the Cedar Place Property and the Amalie Meadows Property.

11. The Receiver shall hold net proceeds until further Order of this Court.

12. Pursuant to Tennessee Rule of Civil Procedure 54.02, the Court finds that there is no just reason for delay and that entry of Judgment as to this Order is appropriate. Among other things, the Defendant has been served in this action and has not filed

an objection to the Motion. Further, making this Order final will allow each of the Cedar Place Buyer and the Amalie Meadows Buyer to proceed to closing, whereas if this Order was not final until closure of the case closing could be delayed. Accordingly, pursuant to Tennessee Rule of Civil Procedure 54.02, the Court expressly determines that there is no just reason for delay, expressly directs the entry of judgment, and finds that this Order constitutes a final judgment as to the sale of each of the Cedar Place Property and the Amalie Meadows Property; which sales may, in each case, occur simultaneously, separately, or not at all.

Entered this 30th day of April, 2026.

s/Anne C. Martin
Chancellor Anne C. Martin

RESPECTFULLY SUBMITTED FOR ENTRY:

/s/ Phillip G. Young, Jr.
Phillip G. Young, Jr.
THOMPSON BURTON, PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, TN 37067
phillip@thompsonburton.com

Counsel for the Receiver

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing was served via e-mail on this the 24th day of April, 2026, upon the following:

Madison 2 Pack LLC
c/o GVA Pro, LLC
401 Congress Avenue, Suite 3250
Austin, Texas 78701
Attn: Michael Oberrender
moberrender@gvamgt.com

with a courtesy copy via e-mail to:

Jennifer Blumenthal
Burr & Forman, LLP
850 Morrison Drive, Suite 300
Charleston, South Carolina 29403
jblumenthal@burr.com

/s/ Phillip G. Young, Jr.

EXHIBIT A

Cedar Place Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 55, 56, and 57, Rainbow Terrace, Section 2A, of record in Instrument No. 20080619-0053399, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at an iron rod (new) at the northwest end of the southwesterly return curve at the intersection of old hickory boulevard (60' public right of way) and randy road (public right of way- width varies as widened) on the south right of way (r/w) line of old hickory boulevard, thence,

1. Leaving said r/w line with said return curve southeastwardly with the west r/w line of randy road (as widened) having a 25.00 foot radius curve to the right, an arc distance of 43.74 feet. Said curve has a chord bearing and distance of south 33 degrees 54 minutes 21 seconds east a distance of 38.370 feet to an iron rod (n); thence,

2. Continuing with the west r/w line of randy road, south 16 degrees 12 minutes 45 seconds west 164.48 feet to an iron rod (new); thence,

3. South 12 degrees 42 minutes 31 seconds west 154.57 feet to an iron rod (new) in the north property line of lot no. 53 as shown on the final plat of rainbow terrace - section v as recorded in plat book 2133, page 72, R.O.D.C., Tennessee; thence,

4. Leaving said r/w line with the north property line of the aforesaid lot no. 53, north 83 degrees 57 minutes 20 seconds west 106.35 feet to an iron rod (old); thence,

5. Continuing with said north property line north 84 degrees 09 minutes 05 seconds west 109.72 feet to an iron rod (old); thence,

6. Continuing with said north property line, north 83 degrees 54 minutes 45 seconds west 109.95 feet to an iron pipe (old) at the southeast property corner of Lot No. 54 as shown on the final Plat of Rainbow Terrace - Sections IIA & IIB as recorded in plat book 1835, page 85, R.O.D.C., Tennessee; thence,

7. Leaving the north property line of the aforesaid lot no. 53 with the east property line of the aforesaid lot no. 54, north 07 degrees 54 minutes 13 seconds east 344.32 feet to an iron rod (old) on the south r/w line of the aforesaid old hickory boulevard; thence,

8. With the south r/w line of old hickory boulevard south 84 degrees 19 minutes 46 seconds east 110.24 feet to an iron rod (new); thence,

9. Continuing with said south r/w line south 84 degrees 01 minutes 28 seconds east 226.94 feet to the point of beginning.

EXHIBIT B

Amalie Meadows Property

Land in Davidson County, Tennessee, being lots Nos. 4 and 5 of Block "L" on the plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County, and property adjacent on the East, described together, as follows:

Beginning on the Easterly margin of Kate Street, said point being the Southwest corner of the property conveyed to The Lamplighter Apartments by deed from Georgia R. Cameron, of record in Book 4345, page 321, said Register's Office; thence with Easterly margin of said Kate Street, North 3 degrees 50 minutes East 200 feet; thence South 86 degrees 12 minutes East 273.87 feet; thence South 3 degrees 40 minutes West 20.42 feet; thence South 86 degrees 22 minutes East 176.55 feet; thence North 2 degrees 53 minutes East 186.40 feet; thence North 86 degrees 13 minutes East 256.90 feet; thence South 17 degrees 43 minutes West 180 feet; thence South 13 degrees 13 minutes West 210.46 feet; thence South 82 degrees 49 minutes west 92.62 feet; thence North 86 degrees 14 minutes West 533.60 feet to the beginning.

Tennessee Certification of Electronic Document

I, Madison Hartley, 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 4, 2026 (date of document).

Affiant Signature

June 9, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 20 26.

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My commission expires: 9/5/2028