Karen Johnson Davidson County
Batch# 1445906 DEEDWARRSP
07/14/2026 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $4,043.53
20260714-0063456

This instrument prepared by:
Meagan Webb, Esq.
Merus LLC
302 W. Third St., Suite 300
Cincinnati, OH 45202

After recording return to:
Kadee Kelly, Director of Real Estate, Assistant General Counsel
Dillard Tennessee Operating LP
1600 Cantrell Road
Little Rock, AR 72201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP 1600 Cantrell Road Little Rock, Arkansas 72201 Attention: Real Estate Department	Dillard Tennessee Operating Limited Partnership 4501 North Beach Street Ft. Worth, Texas 76135	Parcel Nos.: Portions of 02614006200

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RIVERGATE MP HOLDINGS LLC,** an Ohio limited liability company ("Grantor"), has this day bargained and sold, and do hereby transfer and convey unto **DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP,** a Tennessee limited partnership ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"). This is improved Property, commonly known as part of 1000 Rivergate Pkwy, Goodlettsville, TN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except for applicable zoning and building regulations, all easements, restrictions, covenants, conditions and limitations of record, and the current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through, or under grantor herein, but no further or otherwise.

[GRANTOR SIGNATURE ON THE FOLLOWING PAGE]

Witness my hand this 8 day of July, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RIVERGATE MP HOLDINGS LLC,
an Ohio limited liability company
By: Merus LLC, an Ohio limited liability company, its Manager

By: _____
Name: Stephanie P. Gaither
Its: EVP & COO, Real Estate

STATE OF OHIO

COUNTY OF HAMILTON

Before me, Meagan D. Webb, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephanie P. Gaither, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the EVP & COO, Real Estate of Merus LLC, an Ohio limited liability company, the Manager of RIVERGATE MP HOLDINGS LLC, an Ohio limited liability company, the within named Grantor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

WITNESS my hand, at office, this 8th day of July, 2026.

Meagan D. Webb
Notary Public
My Commission Expires: See Below

NOTARIAL SEAL STATE OF OHIO

MEAGAN D. WEBB
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

OATH OF CONSIDERATION

STATE OF ~~OHIO~~ ARKANSAS }
COUNTY OF ~~HAMILTON~~ PULASKI }

I HEREBY SWEAR OR AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$1,092,846.41**, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT:

DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP, a Tennessee limited partnership

By: TNLP InvestCo., LLC,
a Texas limited liability company
its General Partner

By: Dillard's Inc.,
a Texas corporation
its ultimate parent corporation

By: _____
Chris B. Johnson, Senior Vice President

Date: July 9th, 2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2026.

_____
NOTARY PUBLIC

My Commission expires: 9-12-2032

KATHRYN R. KELLEY
COMM. EXP.
9-12-2032
No. 12390384
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

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

TRACT 1
COMMENCING at a point in the northwesterly margin of Gallatin Pike (U.S. Hwy. 31-E), said point being the southwest corner of In-N-Out Burgers as of record in Instrument No. 20250620-0048145 in the Register's Office of Davidson County, Tennessee; thence leaving said northwesterly margin of Gallatin Pike (U.S. Hwy. 31-E), North 41°55'00" West, a distance of 258.47 feet to a point; thence North 15°29'55" East, a distance of 333.54 feet to the **POINT OF BEGINNING**; thence North 74°30'00" West, a distance of 37.44 feet to a point; thence North 15°30'00" East, a distance of 320.03 feet to a point; thence North 74°30'00" West, a distance of 12.14 feet to a point; thence North 15°30'00" East, a distance of 277.92 feet to a point; thence South 74°31'24" East, a distance of 49.57 feet to a point; thence South 15°29'55" West, a distance of 597.96 feet to the **POINT OF BEGINNING** containing 25,757 square feet or 0.591 Acres, more or less.

TRACT 2
BEGINNING at a point in the easterly boundary of the Rivergate MP Holdings, LLC property thence South 22°30'41" East, a distance of 162.63 feet to a point; thence South 22°28'51" East, a distance of 148.72 feet to a point; thence with a curve to the left having a radius of 5.00 feet, an arc length of 8.17 feet, and a chord bearing and distance of South 69°04'00" East, 7.29 feet to a point; thence North 64°20'50" East, a distance of 205.22 feet to a point; thence with a curve to the right having a radius of 125.00 feet, an arc length of 165.44 feet, and a chord bearing and distance of South 77°44'12" East, 153.63 feet to a point; thence South 39°49'14" East, a distance of 91.67 feet to a point; thence South 50°10'46" West, a distance of 60.00 feet to a point; thence North 39°49'14" West, a distance of 95.35 feet to a point; thence with a curve to the left having a radius of 100.00 feet, an arc length of 132.35 feet, and a chord bearing and distance of North 77°44'18" West, 122.90 feet to a point; thence South 64°20'47" West, a distance of 143.77 feet to a point; thence with a curve to the right having a radius of 90.00 feet, an arc length of 32.26 feet, and a chord bearing and distance of South 74°37'00" West, 32.09 feet to a point; thence South 84°53'07" West, a distance of 0.33 feet to a point; thence with a curve to the left having a radius of 30.00 feet, an arc length of 42.23 feet, and a chord bearing and distance of South 44°33'59" West, 38.83 feet to a point; thence with a curve to the right having a radius of 330.00 feet, an arc length of 308.00 feet, and a chord bearing and distance of South 30°58'40" West, 296.94 feet to a point; thence South 57°42'57" West, a distance of 63.96 feet to a point; thence North 18°42'10" West, a distance of 492.01 feet to a point; thence North 16°25'06" West, a distance of 52.85 feet to a point; thence North 67°29'47" East, a distance of 297.89 feet to the **POINT OF BEGINNING** containing 167,540 square feet or 3.846 Acres, more or less.

Being part of the same property conveyed to RIVERGATE MP HOLDINGS LLC, an Ohio limited liability company, by deed from KDI RIVERGATE MALL, LLC, a Georgia limited liability company, of record as Instrument No. 20260213-0011818 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Savannah Suiters, 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 7/8/24 (date of document).

Affiant Signature

7/13/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON