THIS INSTRUMENT PREPARED BY:

Marcy E. Shelton
Peaseley & Derryberry PLC
504 Autumn Court, Suite 27
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1451164 DEEDWARRSP
07/23/2026 10:31:30 AM 7 pgs
Fees: $38.00 Taxes: $16,280.00
20260723-0066875

SPECIAL WARRANTY DEED

FROM: **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership

TO: **SHELBY HILLS PARTNERS, LLC**, a Tennessee limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No:
Shelby Hills Partners, LLC	Shelby Hills Partners, LLC	
35 Union Avenue, Suite 300	35 Union Avenue, Suite 300	82 16 277
Memphis, Tennessee 38103	Memphis, Tennessee 38103	82 16 278
		83 13 21, 22, 23,24
		93 4 112

STATE OF Tennessee)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is Four Million Four Hundred Thousand and No/100 Dollars ($4,400,000.00).

Affiant

DORIS D. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JANUARY 3, 2028

Subscribed and sworn to before me, this the 22nd day of July, 2026.

Notary Public

My Comm. Expires: 01.03.2028

FOR AND IN CONSIDERATION OF the sum of Four Million Four Hundred Thousand and No/100 Dollars ($4,400,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby

acknowledged **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **SHELBY HILLS PARTNERS, LLC**, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit (the "Property"):

SEE EXHIBIT A (LEGAL DESCRIPTION) ATTACHED HERETO

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in **EXHIBIT B (PERMITTED ENCUMBRANCES)** attached hereto.

This is improved property commonly known as Shelby Hills Apartments" and located at 209 S 10th St B, Nashville, Davidson County, Tennessee 37206.

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, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22 day of July, 2026.

[Signature on separate page]

GRANTOR:

SHELBY HILLS ASSOCIATES, L.P.,
a Tennessee limited partnership

By: Shelby Hills GP, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
Frank F. Ghertner, Managing Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **FRANK F. GHERTNER**, 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 **MANAGING MEMBER** of **SHELBY HILLS GP, LLC**, a Tennessee limited liability company, the General Partner of **SHELBY HILLS ASSOCIATES, L.P.**, a Tennessee limited partnership, the within bargainor, and that he as such **MANAGING MEMBER** of **SHELBY HILLS GP, LLC**, a Tennessee limited liability company, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as **MANAGING MEMBER** of its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of July, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 9-21-2026

LEANN PIERCE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A (LEGAL DESCRIPTION)

TRACT C - Part 1: map · 82-16 · Par. 277

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Fatherland Street, and on the east by South Tenth Street and being part of the Plan of Barrow's Addition to Edgefield, now East Nashville, more particularly described as follows:

Beginning at a point in the westerly margin of South Tenth Street, 50 feet, more or less, from the centerline of Fatherland Street; thence, along South Tenth Street, S 05° 30' W, 188.30 feet to Alley 261; thence, S 65° 13' W, 25.07 feet to an iron pin; thence, leaving said Alley 261, N 25° 31' W, 195.04 feet to an iron pin in the southerly margin of Fatherland Street; thence, along Fatherland Street, N 65° 13' E, 66.00 feet to an iron pin; thence, N 74° 14' E, 45.06 feet to the beginning of a curve to the right; thence, with said curve to the right, having a central angle of 111° 16', a radius of 17.00 feet and a distance of 33.01 feet to the point of beginning, containing 0.36 acres, more or less.

TRACT C - Part 2: map · 82 · 16 · 278

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by South Tenth Street, and on the south by Boscobel Street, and being a part of the Plan of Barrow's Addition to Edgefield, now East Nashville, more particularly described as follows:

Beginning at a point in the westerly margin of South Tenth Street, also the northerly margin of Boscobel Street, thence, along Boscobel Street, S 64° 31' W, 135.29 feet to an iron pin; thence, leaving said Street, N 25° 23' W, 186.55 feet to an iron pin in Alley 261; thence, along said Alley 261, N 65° 13' E, 245.20 feet to the westerly margin of South Tenth Street; thence, along South Tenth Street, S 05° 30' W, 214.10 feet to the point of beginning, containing 0.81 acre, more or less.

TRACT B: map · 82-13 · Par. 2.1 · 2.2 · 2.3 · 2.4

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by South Tenth Street and on the east by Alley 292, and being Lot Nos. 1, 2, 3 and 4 of Shelby Hills, Section Two, as of record in Book 3500, page 93, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of South Tenth Street, 145 feet from the northerly margin of Fatherland Street; thence, along South Tenth Street, N 05° 45' E, 230.00 feet to an iron pin; thence, leaving said Street, S 84° 15' E, 210.00 feet to a concrete monument in the westerly margin of Alley 292; thence, along Alley 292, S 05° 45' W, 230.00 feet to a concrete monument; thence, leaving said Alley, N 84° 15' W, 210.00 feet to the point of beginning, containing 1.11 acres, more or less.

TRACT F:

MAP · 43-4 · Par · 112

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by South Ninth Street and on the east by South Tenth Street and being Lot No. 31 of Shelby Hills, as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the easterly margin of South Ninth Street, 84.28 feet, with the curve from the centerline of South Tenth Street; thence, northwesterly with a curve to the right, having a central angle of 02° 07' 57", a radius of 475.00 feet, and a distance of 17.68 feet; thence, N 24° 35' W, 222.25 feet to an iron pin, thence, leaving South Ninth Street, N 65° 25' E, 58.00 feet to an iron pin; thence, S 55° 09' E, 53.38 feet to an iron pin; thence, S 84° 06' E, 117.50 feet to an iron pin in the westerly margin of South Tenth Street; thence, along said Street, S 05° 54' W, 183.40 feet to an "X" on the sidewalk, the beginning of a curve to the right; thence, with said curve to the right having a central angle of 147° 23', a radius of 50.00 feet and a distance of 128.62 feet to the point of beginning, containing 0.80 acre, more or less.

BEING the same property conveyed to Shelby Hills Associates, Ltd. By Warranty Deed of record in the Davidson County Register of Deeds Office in Book 5713, page 608.

EXHIBIT B (PERMITTED ENCUMBRANCES)

1. Davidson County property taxes for 2026 and subsequent years.

2. Building lines and easements of record in Plat Book 3500, Page 93 and Plat Book 3600, Page 17, RODC, TN.

3. Easement between Shelby Hills Associates, Ltd. And Comcast of Nashville, LLC dated February 20, 2015, of record in Instrument No. 201504130032556, RODC, TN.

4. Regulatory Agreement at Instrument No. 200305300073058, RODC, TN

5. Mortgage Restructuring Regulatory Agreement for Insured Multi-Family Housing Projects at Instrument No. 200305300073061, RODC, TN.

6. Rights of tenant in possession, as tenants only, under unrecorded leases.

Certificate of Authenticity

I, Teresa Villarreal, 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 **July 22, 2026**.

Date

Teresa Villarreal

Affiant Signature

7/22/2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this **22st** day of **July**, 20**26**.

Pamela Cox

Notary's Signature

PAMELA COX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-21-2027

My Commission Expires: 8-21-27

Date

Notary's Seal (if on paper)