Karen Johnson Davidson County
Batch# 1464277 DEEDWARRSP
08/26/2026 09:27:30 AM 6 pgs
Fees: $33.00 Taxes: $55,500.00
20260826-0078783

THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, TN 37203
Attn: Michael Stewart

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Grundy Street LLC 14612 Tanja King Boulevard Orlando, FL 32828	Grundy Street LLC 14612 Tanja King Boulevard Orlando, FL 32828	093-09-0-083.00

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 of all of which is hereby acknowledged, SOMERA ROAD – GIBSON NASHVILLE, LLC, a Delaware limited liability company, hereinafter called "GRANTOR," has this day bargained and sold and by these presents does hereby transfer and convey unto GRUNDY STREET, LLC, a Florida limited liability company, and its successors and assigns, hereinafter called "GRANTEE," those certain tracts or parcels of land, together with all rights and appurtenances pertaining to such land and the buildings, improvements and fixtures situated therein and thereon, located in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This is improved property located at 1102 Grundy Street, Nashville, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said land, has good right and lawful authority to convey the same, and that the same is unencumbered (except for the Permitted Exceptions) and GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to forever warrant specially and defend to Grantee and its successors, heirs and assigns said title against any and all lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signatures begin on next page)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the 20th day of August, 2026.

GRANTOR:

SOMERA ROAD – GIBSON NASHVILLE, LLC,
a Delaware limited liability company

By: _____
Name: Jonathon Reeser
Title: Authorized Signatory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Jonathon Reeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of Somera Road – Gibson Nashville, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

Witness my hand this 17 day of August, 2026.



Shannon Quigley
Notary Public

Signature Page to Special Warranty Deed

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration or value, whichever is greater, for this transfer is $15,000,000.00.

Affiant: _____
Tina Hicks, Esq.

Subscribed and sworn to before me this the 29th day of August, 2026.

Notary Public: _____

My Commission Expires: _____

[NOTARY SEAL]

Susan Baghough
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 10, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 129 and the southerly part of Lot No. 128 on the plan of Hynes Addition to Nashville, plans of which are of record in Minute Book B, page 85 and Plan Book No. 1. Page 21, Chancery Court at Nashville, described according to survey made August 1928, by W. B. Southgate, as Follows:

Beginning at the northwest corner of the intersection of Grundy Street and 11th Avenue, North 150 feet; thence at right angles to 11th Avenue, North westerly 156.5 feet to the easterly margin of an alley; thence southerly with same 165.5 feet to the northerly margin of Grundy Street; thence easterly same; 158 feet 2 inches to the beginning.

Being the same property conveyed to Somera Road - Gibson Nashville, LLC, a Delaware limited liability company by Special Warranty Deed from Gibson Brands, Inc., a Delaware corporation, formerly known as Gibson Guitar Corp., a Delaware corporation, dated 11/10/2017, of record in Instrument 201711140116708, Register's Office for Davidson County, Tennessee.

(1102 Grundy Street; Map/Parcel 093-09-0-083.00)

EXHIBIT "B"

Permitted Exceptions

1. Taxes for 2026 and subsequent years, a lien not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems executed on January 4, 2019 and recorded on February 6, 2019, of record in Instrument 201902060011545, Register's Office for Davidson county, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities executed on May 10, 2019 and recorded on May 21, 2019 of record in Instrument 201905210048029, Register's Office for Davidson County, Tennessee.

4. Rights of others under the terms and conditions contained in the Lease Agreement between Somera Road-Gibson Nashville, LLC, a Delaware limited liability company, as Landlord, and Pins Mechanical Co. Nashville LLC, an Ohio limited liability company, as Tenant, dated 11/13/2017, as evidenced in Subordination, Non-Disturbance and Attornment Agreement dated August 9, 2021 and recorded on August 13, 2021, of record in Instrument 202108130109800, Register's Office for Davidson County, Tennessee.

5. Those certain matters as shown on the ALTA/NSPS Land Title Survey prepared by Blew Inc., dated June 1, 2026, last revised June 9, 2026 and designated as Job No. 26-5502:
   a. Stairs appear to extend beyond property line by as much as 1.7"; and
   b. Sign extends over property line.

6. Supplemental assessments for improvements completed after January 1 of any year, as provided in Tenn. Code Ann. § 67-5-603, et seq.

Tennessee Certification of Electronic Document

I, Tina Hicks, Esq., 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 August 20, 2026 (date of document).

Affiant Signature

8/20/2026

Date

Commonwealth of Massachusetts

County of Suffolk

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Susan Baghough
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 10, 2028

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