Karen Johnson Davidson County
Batch# 1466605 DEEDWARRSP
09/01/2026 01:39:30 PM 6 pgs
Fees: $33.00 Taxes: $327,820.00
20260901-0080760

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Camden Gulch, LLC 11 Greenway Plaza, Suite 2400 Houston, Texas 77046	Map/Parcel Nos. 09314056400	Camden Gulch, LLC 11 Greenway Plaza, Suite 2400 Houston, Texas 77046
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

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 all of which are hereby acknowledged, Gulch, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to Camden Gulch, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 908 Division Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor has the right to convey the Property and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

GRANTOR:

Gulch, LLC,
a Delaware limited liability company

By: _____

Name: Chris MacNaughton

Title: Vice President

STATE OF South Carolina)
)
COUNTY OF Charleston)

Before me, Lindsey R. Brand the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris MacNaughton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Gulch, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such Vice President.

WITNESS my hand and seal at office in Charleston, South Carolina, this the 24 day of Aug, 2026.

Lindsey R Brand
Notary Public

My Commission Expires: 6/12/2027

LINDSEY R. BRAND
My Commission Expires
NOTARY PUBLIC
06-12-2027
STATE OF SOUTH CAROLINA

[Signature Page to Special Warranty Deed – Harlowe]

STATE OF TEXAS

COUNTY OF HARRIS

The actual consideration or value, whichever is greater, of the property being transferred is $88,600,000.00.

AFFIANT:

Stanley Jones, solely in his capacity as SVP – Real Estate Investments of Camden Gulch, LLC, a Delaware limited liability company

STATE OF TEXAS)

)

COUNTY OF HARRIS)

This instrument was acknowledged before me this 25th day of August, 2026, by Stanley Jones, as SVP – Real Estate Investments of Camden Gulch, LLC, a Delaware limited liability company, on behalf of said company.

TERRI ZASTROW
Notary Public, State of Texas
Comm. Expires 08-07-2030
Notary ID 1151504

Notary Public, State of Texas

My Commission Expires: 8-7-2030

EXHIBIT A TO SPECIAL WARRANTY DEED

Description of Property

Land in Davidson County, Tennessee, being Lot No. 1, of the Plan of Resubdivision of Lot 4 Section Sixty-Six, Edgehill Estates of record in Instrument No. 20190612-0056515, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Gulch, LLC, a Delaware limited liability company by Special Warranty Deed from Crowell Capital Partners, GP, a Tennessee general partnership of record in Instrument No. 20190606-0054375, Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 06, 2019.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Declaration of Restrictive Covenants Bonus Height Program of record in Instrument Number 20190716-0069378, in the Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190627-0062531, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants dated August 27, 2026, by Gulch, LLC, a Delaware limited liability company, to be recorded in the Register's Office for Davidson County, Tennessee.

All other matters of record in the official real property records of Davidson County, Tennessee that affect the Property, including any matters of record contained in that certain Special Warranty Deed from Crowell Capital Partners, GP, a Tennessee general partnership to Gulch, LLC, a Delaware limited liability company of record in Instrument No. 20190606-0054375, Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 06, 2019; provided, however, the Permitted Encumbrances shall only affect the Property to the extent that such Permitted Encumbrances are valid and effective as of the date of this instrument, and the mere reference to such Permitted Encumbrances in this instrument shall not be deemed to impose, reimpose or reinstate such Permitted Encumbrances if such Permitted Encumbrances are not valid and effective as of the date of this instrument.

202609010080760

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 25, 2026 (date of document).

Affiant Signature

August 27, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON