Karen Johnson Davidson County
Batch# 1467592 DEEDWARRSP
09/03/2026 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,153.16
20260903-0081536

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Troutman Pepper Locke LLP
301 S College Street, Suite 3400
Charlotte, North Carolina 28202
Attention: _____

Recording requested by:
Novare National Settlement Service

RECORD AND RETURN TO:

ASL PROPERTY HOLDINGS II
c/o Longmark 780 Third Avenue, 15th Floor
New York, NY 10017
TN2603233R

NAME AND ADDRESS OF NEW OWNER:

ASL PROPERTY HOLDINGS II
c/o Longmark 780 Third Avenue, 15th Floor
New York, NY 10017

SEND TAX BILL TO:
ASL PROPERTY HOLDINGS II
c/o Longmark 780 Third Avenue, 15th Floor
New York, NY 10017

TAX PARCEL NO.

APN: 174-01-0A-145.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 20th day of August 2026, by SAF SN TENNESSEE A, LLC, a Delaware limited liability company ("**Grantor**"), to ASL PROPERTY HOLDINGS II LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Longmark 780 Third Avenue, 15th Floor New York, NY 10017.

THAT for and in consideration of $311,663.87, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**").

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to (a) applicable zoning, building and land use Laws, ordinances, rules and regulations, (b) the lien of Property taxes and assessments not yet due and payable, (c) the rights of the Tenants, as tenants only, with no rights of first refusal or purchase options, under the Lease in effect with respect to the applicable Property, (d) any and all matters that would be disclosed on an accurate survey of such Property in accordance with ALTA/NSPS standards, (e) any matter voluntarily imposed or consented to in writing by Grantee prior to or as of the date hereof, or created by, through or under Grantee, and (f) easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Executed by the undersigned on August 20, 2026.

SAF SN Tennessee A, LLC, a Delaware limited liability company

By: _____

Name: Siyu Jia

Its: Authorized Signer

STATE OF NEW YORK
COUNTY OF New York

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Siyu Jia as Authorized Signer on behalf of **SAF SN Tennessee A, LLC, a Delaware limited liability company**, personally known to me or has produced a driver's license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of August, 2026.

Kamla K. Millwood
Notary Public

KAMLA K. MILLWOOD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6217458
Qualified in New York County
Commission Expires February 8, 2030

STATE OF New York
COUNTY OF New York

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 311,663.87, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Siyu Jia

Subscribed and sworn to before me on this the 20th day of August, 2026.

Notary Public

My Commission Expires: 02.08.2030

SEAL

KAMLA K. MILLWOOD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6217458
Qualified in New York County
Commission Expires February 8, 2030

EXHIBIT - A

Order No.: TN2603233R
Title No.: TN2603233R

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

Being all of Lot No. 120, on the Plan of Rivendell Woods Subdivision Phase 2, Sec. 2, according to Plat and Survey appearing of record in Instrument Number 20130812-0084220, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to SAF SN Tennessee A LLC, a Delaware Limited Liability Company by Warranty Deed from Hasta Subba and Jesmi Subba F/K/A Jir M. Subba, husband and wife of record in Instrument No. 20211011-0136621 Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 11, 2021.

Parcel ID: 174010A14500

Tennessee Certification of Electronic Document

TN260323 3R

I, Yazbeth Osorio, 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 8/20/26 (date of document).

Affiant Signature

8/28/26
Date

State of California

County of Orange

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: Feb. 28, 2027

NOTARY'S SEAL

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

202609030081536