Karen Johnson Davidson County
Batch# 1477107 DEEDWARRSP
09/24/2026 09:38:30 AM 6 pgs
Fees: $33.00 Taxes: $62,900.00
20260924-0088566

This instrument prepared by
and after recording return to:

Legacy Commercial Real Estate Law, PLLC (JWL)
2129 Belcourt Ave., 2nd Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LBX Breeze Block LLC 1427 Mayson St. NE Atlanta, GA 30324	Same as New Owner	091091G00200CO (Master Unit #2) 091091M00100CO (Master Unit #3)

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 are hereby acknowledged, **6100 ROBERTSON COMMERCIAL, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LBX BREEZE BLOCK LLC**, a Delaware limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

This being improved property commonly known as 6100 Robertson Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $17,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: _____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of September 2026.

GRANTOR:

6100 ROBERTSON COMMERCIAL, LLC,
a Tennessee limited liability company

By: Vintage South, LLC
Its: Sole Member

By: _____
Name: Nathan Lyons
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nathan Lyons, the President of Vintage South, LLC, the Sole Member of 6100 Robertson Commercial, LLC, a Tennessee limited liability company, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the President of the Sole Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Nathan Lyons, as such President of the Sole Member.

Witness my hand and official seal this 9th day of September, 2026.

_____
Notary Public

My Commission Expires:
5-12-2030

Cynthia Medlin
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
My Commission Expires 5/12/2030

Exhibit A to Deed

Legal Description of Property

COMMERCIAL Master Units # 2 and #3, as described in that certain Declaration of Condominium for BREEZE BLOCK, a Master Condominium, as recorded in Instrument No. 202109220127366 in the Register's Office of Davidson County, Tennessee; as affected by Amendment to Declaration of Condominium for BREEZE BLOCK, a Master Condominium as recorded in Instrument No. 202502180011809, of the aforesaid Records; together with all improvements therein and the undivided interest in the Master Common Elements and the Master Limited Common Elements appurtenant thereto.

BEING one and the same property as was conveyed to 6100 Robertson Commercial, LLC in that certain Quitclaim Deed recorded as Instrument No. 20210922-0127367, of the aforesaid Records, and as was conveyed to 6100 Robertson Commercial, LLC in that certain Quitclaim Deed recorded as Instrument No. 20250218-0011810, of the aforesaid Records.

Exhibit B to Deed

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 161, Page 134; and Book 161, Page 135, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Anne Tina Goldstein and Minnye K. Weinberger and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4108, Page 608, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Minnye K. Weinberger and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4164, Page 926, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Silo Capital LLC, of record in Instrument No. 202107190096729, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Easement for Water Meters, Lines and Appurtenances, by and between Silo Capital LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202108130109826, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Easement for Water Meters, Lines and Appurtenances, by and between Silo Capital LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202108160110587, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Condominium for Breeze Block, a Master Condominium, by Vintage South LLC, a Tennessee limited liability company, of record in Instrument No. 202109220127366; as affected by Amendment to Declaration of Condominium for Breeze Block, a Master Condominium in Instrument No. 202502180011809, in the Register's Office of Davidson County, Tennessee.

9. Rights of parties in possession not shown by the public records.

10. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by a survey dated July 9, 2026 and last revised September 8, 2026, as prepared by Ernest C. Drake, TN RLS No. 2604, AEI Consultants, under Job No. 531538.

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 September 8, 2026 (date of document).

Affiant Signature

September 14, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON