Karen Johnson Davidson County
Batch# 1478011 DEEDWARR
09/25/2026 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $21,973.26
20260925-0089223

FIRST AMERICAN TITLE

PREPARED BY:
Womble Bond Dickinson (US) LLP
201 East Washington Street, Suite 1200
Phoenix, AZ 85004
Attention: Nicholas Fedewa, Esq.

TO BE RETURNED TO:
First American Title Insurance Company
2555 East Camelback Road, Suite 350
Phoenix, AZ 85016
Attention: Kristin Brown

SPECIAL WARRANTY DEED
(Tennessee)

Address - New Owner	Send Tax Bills To:	Map-Parcel Number(s)
STORE Master Funding XLVI, LLC 8377 E. Hartford Drive Suite 100 Scottsdale, Arizona 85255	DTDMidTN, INC. 284 Seaboard Lane, Suite 120 Franklin, TN 37067 Attention: Dwight Derringer Email: dwight.derringer@dtd-corp.com Copy to: New Owner	155-00-0-088.00

EFFECTIVE AS OF September 22, 2026, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CORNERSTONE CHILDCARE PROJECT, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **STORE MASTER FUNDING XLVI, LLC**, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference. This deed is being executed by the shareholders for the purpose of winding up the affairs of the corporation.

TO HAVE AND TO HOLD said real property, together with the appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 7836 Learning Lane, Nashville, Tennessee 37221.

Said property is conveyed subject to matters of public record related to the Property.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters of public record) but no further or otherwise.

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In addition, Grantor hereby conveys to Grantee, for the same consideration set forth above and subject to any matters of public record related to the Property, all of Grantor's right, title and interest, if any, in and to any minerals, oil, gas and other hydrocarbon substances, development rights, air rights, water, water rights, wastewater or other utility rights, water stock relating to the land, strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights of Grantor appurtenant, abutting or adjoining said property.

[Signature Page Follows.]

IN WITNESS WHEREOF, Grantor executed this instrument as of the date first set forth above.

CORNERSTONE CHILDCARE PROJECT, LLC,
a Tennessee limited liability company

By: _____
Name: Dwight Derringer
Title: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Bobbie Cooper, a Notary Public of said County and State, personally appeared Dwight Derringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative (or other officer authorized to execute the instrument) of **CORNERSTONE CHILDCARE PROJECT, LLC**, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Authorized Representative.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of September, 2026.

_____
Notary Public

My Commission Expires: 3-20-28

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STORE/NGU
Special Warranty Deed
7836 Learning Lane, Nashville, TN

WBD (US) 4929-0575-7392v1

EXHIBIT A

Street Address: 7836 Learning Lane, Nashville, Tennessee 37221 (Davidson County)

Legal Description:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being land in the First Civil District of Davidson County, Nashville, Tennessee, located generally on the Northwest side of Old Harding Pike, just Northeast of Highway 100 and being more particularly described as follows:

Beginning at the Southeast corner of the Metropolitan Government Harpeth Valley School in the centerline of Old Harding Road, as of record in Deed Book 3946, Page 639, Deed Book 1968, Page 223 and Deed Book 1085, Page 284, Register's Office of Davidson County ("R.O.D.C."); thence, with the Northeasterly line of said Harpeth Valley School, N36° 25'05"W, passing a 5/8" rebar with Cap MES 1649 (to which all further reference to iron pins shall refer) at 30.00 feet, in all 247.18 feet to an iron pin set at the Southwest corner of the herein described tract; thence, Northwesterly line of MAGNOLIA HILLS SUBDIVISION, as of record in Plat Book 7900, Page 809, R.O.D.C., N53° 15'40"W, 142.00 feet to a monument found with cap Wamble & Associates; thence, with the Southerly line of said MAGNOLIA HILLS SUBDIVISION, S71° 37'09"E, 138.06 feet to a monument found with cap Wamble & Associates at the corner of a wooden plank fence; thence, continuing with said line, S34° 05'29"E passing a monument with cap Wamble & Associates found at 120.57 feet, an iron pin set at 132.56 feet, in all 162.60 feet to the centerline of Old Harding Pike; thence, with the centerline of Old Harding Pike, S52° 51'40"W, 215.00 feet to the Point of Beginning.

Being the same property conveyed to Cornerstone Childcare Project, LLC, a Tennessee limited liability company by Special Warranty Deed from Corporate Investors Partnership VIII, LLC, a Tennessee limited liability company, of record in Instrument No. 20160429 0042372, in the Register's Office of Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 5,938,719.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ann Rell, Escrow Assistant

STATE OF Arizona

County of Maricopa

On 9/24/26, before me, the undersigned Notary Public, personally appeared Ann Rell, as Escrow Assistant of First American Title Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

PAIGE WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 680880
Expires February 27, 2029

My Commission Expires: 2/27/29

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Tennessee Certification of Electronic Document

I, Ann Rell, 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 9/22/26 (date of document).

Affiant Signature

9/24/26
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 24 day of Sept, 2026.

PAIGE WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 680880
Expires February 27, 2029

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

NOTARY'S SEAL