Special Warranty Deed

Karen Johnson Davidson County Batch# 1478970 DEEDWARRSP 10/01/2026 08:28:30 AM 5 pgs Fees: $28.00 Taxes: $14,430.00 20261001-0090367	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of September, 2026. Notary Public My commission expires: 6-5-28

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dos Amigos Real Estate LLC 5900 Collins Ave Unit 1404 Miami Beach, FL 33140	New Owner	08216003200

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, PARO SOUTH LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 626 MAIN LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 626 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 28th day of September, 2026.

GRANTOR:

PARO SOUTH LLC

By: _____
Name: Christian J. Paro
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J. Paro, 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 Signatory of Paro South LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of September, 2026.

Sloan Hastings
NOTARY PUBLIC

My Commission Expires: 1/22/29

SLOAN HASTINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 on the Map of Blood's Addition to Edgefield, as of record in Plat Book 21, page 5, Register's Office for Davidson County, Tennessee.

According to a copy of an unregistered survey made November 4, 1946, by E. R. Southgate, Surveyor, said lots adjoin and front together 99 feet and 11 inches on the southerly side of Main Street (there being an 8 inch shortage in the block of lots between Sixth Street and Seventh Street), and run back between parallel lines 160 feet to an alley in the rear on which they measure 100 feet.

INCLUDED in the above legal description but expressly EXCLUDED from this conveyance is that property conveyed to The Nashville Housing Authority in Deed of record in Book 3910, Page 821, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paro South LLC by Warranty Deed of record in Instrument No. 20140402-0027278, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.

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 September 28, 2026 (date of document).

Affiant Signature

September 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON