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

Karen Johnson Davidson County
Batch# 1482920 DEEDWARRSP
10/09/2026 02:05:30 PM 6 pgs
Fees: $33.00 Taxes: $18,248.21
20261009-0093204

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	107 04 0A 001.00

EFFECTIVE AS OF September 21, 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,** * 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.

* II, LLC,

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 901 Perimeter Court, Nashville, Tennessee 37214.

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.

2N7JTN12

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, II, 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, II 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 11th 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
901 Perimeter Court, Nashville, TN

WBD (US) 4900-8109-1024v1

EXHIBIT A

Street Address: 901 Perimeter Court, Nashville, Tennessee 37214 (Davidson County)

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 1 on the final plat, a resubdivision of Lot 1 of PIEDMONT SUBDIVISION, of record in Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cornerstone Childcare Project II, LLC, a Tennessee limited liability company, by Special Warranty Deed from Baron Development I, LLC, a Tennessee limited liability company of record in Instrument No. 20230406-0025272, 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 $4,931,949.00 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.

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

Notary Public

My Commission Expires: 2/27/29

2N75TN12

202610090093204

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 1/22/26 (date of document).

Ann Rell
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

Paige Williams
Notary's Signature

MY COMMISSION EXPIRES: 2/27/29

NOTARY'S SEAL