Karen Johnson Davidson County
Batch# 411125 DEEDWARRSP
06/05/2020 03:41:30 PM 7 pgs
Fees: $38.00 Taxes: $4,737.48
20200605-0058255

This instrument prepared by:
The Niki Group, LLC
11720 El Camino Rcal, Suite 250,
San Diego, CA 92130

Return Recorded Document to:
TNG PH, LLC
11720 El Camino Real, Suite 250
San Diego, CA 92130

Name and Address Of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Niki Holdings, LP & TNG PH, LLC 11720 El Camino Real, Suite 250 San Diego, CA 92130	c/o The Niki Group, LLC 11720 El Camino Real, Suite 250 San Diego, CA 92130	07500016800

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **NIKI HOLDIGNS, LP, a California limited partnership**

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **TNG PH, LLC, a California limited liability company**

hereinafter called the **GRANTEES**, their heirs and assigns, a 33% tenant-in-common interest in that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, Final Plat for Re-subdivision of Lots 4 & 5, Hermitage Market Place, as shown on plat of record in Plat Book 8250, page 748, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to Niki Holdings, LP, a California limited partnership from REA Modesto, LP, a California limited partnership, by Special Warranty Deed of record in Instrument No. 201612160131963, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as

5006	Old Hickory Blvd	Hermitage	Tennessee	37067
(House Number)	(Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of May 2020.

GRANTOR:

Niki Holdings, LP,
a California limited partnership

By: The Niki Group, LLC,
a California limited liability company
Its: General Partner

By: _____
Genevieve Hedrick, Manager

CORPORATE
STATE OF _____:
COUNTY OF _____:

See attached

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Genevieve Hedrick with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the _____ of the _____ a corporation, and that as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____

INDIVIDUAL
STATE OF _____:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this _____ day of _____, 2020.

_____
Notary Public

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of San Diego)

On May 13, 2020, before me, Laura Trevino, Notary Public, personally appeared Genevieve Hydrick, who 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LAURA TREVINO
COMM. #2207440
Notary Public - California
San Diego County
My Comm. Expires July 28, 2021

202006050058255

OATH OF CONSIDERATION

STATE OF California }
COUNTY OF San Diego }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $1,280,400.00.

Genevieve Hedrick, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 20_____.

See attached

NOTARY PUBLIC

My Commission expires:_____

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of San Diego)

Subscribed and sworn to (or affirmed) before me on this 13th day of May, 2020, by Genevieve Hudnick, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature _____ (Seal)

LAURA TREVINO
COMM. #2207440
Notary Public - California
San Diego County
My Comm. Expires July 28, 2021

LEGAL DESCRIPTION

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True Copy Certification

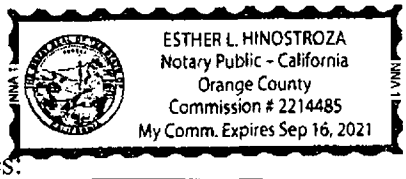
I, Merna Emsis, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law..

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Merna Emsis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)