Karen Johnson Davidson County
Batch# 640399 DEEDWARRSP
05/20/2021 08:44:30 AM 11 pgs
Fees: $58.00 Taxes: $66,600.00
20210520-0068310

This Instrument Prepared By:
Steven A. Brickman
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 11th day of May, 2021, by and between MISHORIM USA INC., a Delaware corporation, PARK ONE USA INC., a Delaware corporation, and GOLD INVESTMENTS USA INC., a Delaware corporation, as tenants in common with the following ownership percentages: (a) Mishorim USA INC. owning a 64.47% tenancy in common interest; (b) Park One USA Inc. owning a 25.39% tenancy in common interest; and (c) Gold Investments USA Inc., owning a 10.14% tenancy in common interest, collectively, party of the first part, and HH CENTER LLC, a Delaware limited liability company, party of the second part.

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby transfer, bargain, sell, convey, and confirm unto the said party of the second part, its heirs, successors and assigns, that certain real estate, situated and being in Davidson County, State of Tennessee, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

The Property and this conveyance are subject to the matters and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant and bind itself, its heirs, representatives and successors, with the said party of the second part, its heirs, successors and assigns, that it is lawfully seized in fee of the Property; that it has good right to sell and convey the same; that the same is unencumbered, except as set out on Exhibit B hereto; and that with respect to the title and quiet possession thereto it will warrant specially and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one more person or entity be referred to, and pronouns used herein shall be construed according to their proper gender and number according to the context of this instrument.

[Signatures on Following Pages]

MISHORIM USA INC.

By: _____

Name: Daniel Leventhal

Its: President

STATE OF FL)

) SS

COUNTY OF PASCO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Leventhal, the President of MISHORIM USA INC., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 4TH day of MAY, 2021.

_____
NOTARY PUBLIC

Commission expires 03-25-2023

AMY LYNN LEWELLYN
Notary Public-State of Florida
Commission # GG 315836
My Commission Expires
March 25, 2023

DOCSBHM\2353355\1

PARK ONE USA INC.

By: _____

Name: Maoz Goldshtein

Its: President

STATE OF FL)

) SS

COUNTY OF PASCO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maoz Goldshtein, the President of PARK ONE USA INC., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 4TH day of MAY, 2021.

_____
NOTARY PUBLIC

Commission expires 3-25-2023 .

AMY LYNN LEWELLYN
Notary Public-State of Florida
Commission # GG 315836
My Commission Expires
March 25, 2023

DOCSBHM\2353355\1

GOLD INVESTMENTS USA INC.

By: _____

Name: Maoz Goldshtein

Its: President

STATE OF FL)

) SS

COUNTY OF PASCO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maoz Goldshtein, the President of GOLD INVESTMENTS USA INC., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of May, 2021.

_____
NOTARY PUBLIC

Commission expires 3-25-2023

AMY LYNN LEWELLYN
Notary Public-State of Florida
Commission # GG 315836
My Commission Expires
March 25, 2023

DOCSBHM\2353355\1

Property address: 5319 Mount View Road Antioch, Tennessee 37013	STATE OF NEW JERSEY) COUNTY OF MONMOUTH) I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Name and address of property owner and send tax bills to: HH Center LLC 125 Half Mile Road, Suite 207 Red Bank, New Jersey 07701	HH Center LLC for Party of Second Part By: FNRP Realty Advisors LLC, its Manager By: _____ Name: Christopher Palermo Title: Manager
Name and address of person or entity responsible for payment of real property taxes: HH Center LLC 125 Half Mile Road, Suite 207 Red Bank, New Jersey 07701	SUBSCRIBED and sworn to me this 6th day of May, 2021. Sworn to and subscribed before me this 6 day of May, 2021 _____ Notary Public My Commission Expires 1/13/2025 JOSETTE MAZZOLA NOTARY PUBLIC OF NEW JERSEY My Commission Expires 01/13/2025
Tax Parcel I.D. No. 163-00-0-302.00	
Return to: Sirote & Permutt, PC Attn: Steven Brickman 2311 Highland Ave. S. Birmingham, Alabama 35205	

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE "RESUBDIVISION OF SECTION TWO - BELL FORGE COMMERCIAL PARK", AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 90 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD AT THE RADIUS RETURN INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD FOR THE NEXT TWO CALLS AS FOLLOWS:

NORTH 69°11'55" EAST A DISTANCE OF 471.65' TO AN IRON PIN (FOUND);

ALONG A 1712.14' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 4°55'33", A CHORD BEARING AND DISTANCE OF NORTH 66°42'37" EAST - 147.15' FOR AN ARC LENGTH OF 147.20' TO AN IRON PIN (FOUND) AT THE RADIUS RETURN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF BELL FORGE LANE EAST;

THENCE WITH THE WESTERLY AND NORTHERLY RIGHT-OF-WAY OF BELL FORGE LANE EAST FOR THE NEXT EIGHT CALLS OF FOLLOWS:

ALONG A 30.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 88°17'34", A CHORD BEARING AND DISTANCE OF SOUTH 72°12'03" EAST - 41.79' FOR AN ARC LENGTH OF 46.23' TO AN IRON PIN (FOUND);

ALONG A 915.93' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 5°43'39", A CHORD BEARING AND DISTANCE OF SOUTH 21°44'53" EAST - 91.52' FOR AN ARC LENGTH OF 91.56' TO AN IRON PIN (FOUND);

NORTH 67°30'26" EAST A DISTANCE OF 9.32' TO AN IRON PIN (FOUND);

ALONG A 996.39' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 7°37'00", A CHORD BEARING AND DISTANCE OF SOUTH 18°41'04" EAST - 132.36' FOR AN ARC LENGTH OF 132.46' TO AN IRON PIN (FOUND);

SOUTH 14°52'37" EAST A DISTANCE OF 423.49' TO AN IRON PIN (FOUND);

ALONG A 420.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 85°58'09", A CHORD BEARING AND DISTANCE OF SOUTH 28°07'43" WEST - 572.71' FOR AN ARC LENGTH OF 630.19' TO AN IRON PIN (FOUND);

SOUTH 71°09'29" WEST A DISTANCE OF 208.20' TO AN IRON PIN (FOUND) IN CONCRETE;

ALONG A 25.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 95°04'42", A CHORD BEARING AND DISTANCE OF NORTH 61°49'27" WEST - 36.89' FOR AN ARC LENGTH OF 41.49" TO AN IRON PIN (FOUND) AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD FOR THE NEXT THREE CALLS FOLLOWS:

ALONG A 725.74' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 15°28'45", A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST - 195.47' FOR AN ARC LENGTH 196.07' TO AN IRON PIN (FOUND);

NORTH 01°49'59" EAST A DISTANCE OF 178.09' TO AN IRON PIN (FOUND);

ALONG A 611.81' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 8°40'13", A CHORD BEARING AND DISTANCE OF NORTH 03°09'04" WEST - 92.50' FOR AN ARC LENGTH OF 92.58' TO AN IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF LOT 2 OF THE "RESUBDIVISION OF SECTION TWO - BELL FORGE COMMERCIAL PARK" AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 90 R.O.D.C.;

THENCE LEAVING SAID RIGHT-OF-WAY WITH THE SOUTH, EAST AND NORTH BOUNDARIES OF LOT 2 FOR THE NEXT FOUR CALLS AS FOLLOWS:

NORTH 74°57'50" EAST A DISTANCE OF 98.74' TO A P-K NAIL (FOUND);

NORTH 15°04'49" WEST A DISTANCE OF 140.23' TO AN IRON PIN (FOUND);

ALONG A 15.00 RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 89°01'33", A CHORD BEARING AND DISTANCE OF NORTH 61°22'13" WEST - 21.03' FOR AN ARC LENGTH OF 23.31' TO AN IRON PIN (FOUND);

SOUTH 75°08'10" WEST A DISTANCE OF 82.68' TO AN IRON PIN (SET) IN THE EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY FOR THE NEXT FIVE CALLS AS FOLLOWS:

ALONG A 611.81' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 32°00'55", A CHORD BEARING AND DISTANCE OF NORTH 38°02'56" WEST - 337.43' FOR AN ARC LENGTH OF 341.86' TO A LEAD PLUG (FOUND) IN A SIDEWALK;

NORTH 53°52'50" WEST A DISTANCE OF 54.60' TO A CHISELED "X" (FOUND) IN A SIDEWALK;

THENCE NORTH 36°07'10" EAST A DISTANCE OF 8.50' TO A DISTURBED IRON PIN (FOUND);

ALONG A 38.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 45°22'09", A CHORD BEARING AND DISTANCE OF NORTH 34°44'04" WEST - 29.31' FOR AN ARC LENGTH OF 30.09' TO AN IRON PIN (FOUND)'

ALONG A 25.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 49°04'10", A CHORD BEARING AND DISTANCE OF NORTH 44°39'50" EAST - 20.76' FOR AN ARC LENGTH OF 21.41' TO THE POINT OF BEGINNING.

PARCEL II:

EASEMENT(S) BENEFITTING PARCEL I AS CONTAINED IN GRANT OF RECIPROCAL EASEMENTS, USE, AND MAINTENANCE AGREEMENT BY AND BETWEEN BELL FORGE SHOPPING CENTER, LTD., A TEXAS LIMITED PARTNERSHIP, AND EDUCATORS CREDIT UNION OF NASHVILLE, OF RECORD IN BOOK 6855, PAGE 114, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL III:

EASEMENT(S) BENEFITTING PARCEL I AS CONTAINED IN DEED OF EASEMENT FROM MAP, LTD., A TENNESSEE LIMITED PARTNERSHIP, HAVING BAM, INC., AS GENERAL PARTNER, BELL FORGE COMMERCIAL PARK OWNERS ASSOCIATIONS, A NON-PROFIT ASSOCIATION, AND AFPC EQUITY INVESTOR LAND FUND 83-1, LTD., GENERAL PARTNERSHIP, HAVING W. GERALD EZELL AS GENERAL PARTNER, OF RECORD IN BOOK 6301, PAGE 771, SAID REGISTER'S OFFICE.

Being the same real property conveyed to Mishorim USA Inc., Park One USA Inc., and Gold Investments USA Inc. by Warranty Deed dated 11/24/2020 from Festival Center Birmingham, LP, Grants Mill Shopping Center, LP, and Mishorim Gold Nashville, LP of record in Instrument 202012220152593, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 20' Sanitary Sewer Easement, 15' Setback Line and Public Utility and Drainage Easement, 25' Electrical Service Easement, and Entrance Sign Easement as set forth per Plat Book 6900, Page 90, Register's Office for Davidson County, Tennessee, as shown on that ALTA/NSPS Land Title Survey by Brian Shirley of Blew & Associates, P.A. dated February 5, 2021, last revised April 12, 2021 and being Job No. 21-0346 (the "Survey").

2. Declaration of Protective Covenants for Bell Forge Commercial Park of record in Book 5993, Page 769, as amended of record in Book 6207, Page 838, Book 6301, Page 775, and Book 7375, Page 782, Register's Office for Davidson County, Tennessee.

3. Deed of Easement of record in Book 6301. Page 771, Register's Office for Davidson County, Tennessee.

4. Grant of Reciprocal Easements, Use and Maintenance Agreement of record in Book 6855, Page 114, Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance for Sanitary Sewer lines of record in Book 7026. Page 799, and Book 7026, Page 824, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument 200705010051564, Register's Office for Davidson County, Tennessee, as shown on Survey.

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200705090055455, Register's Office for Davidson County, Tennessee, as shown on Survey.

8. Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 6636, Page 979, Register's Office for Davidson County, Tennessee. Lease Amendment No. 1 of record in Instrument 200211180142418, said Register's Office.

9. Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease of record in Instrument 202005270054341, Register's Office for Davidson County, Tennessee.

10. County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

Tennessee Certification of Electronic Document

I, Alexis M. Cantrell, 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 document executed and authenticated according to law.

Alexis M. Cantrell
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda S Williams, a notary public for this county and state, Alexis M. Cantrell, 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: 11. 20. 2024

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731