Karen Johnson Davidson County
Batch# 702180 DEEDWARRSP
08/20/2021 02:41:30 PM 6 pgs
Fees: $33.00 Taxes: $10,064.00
20210820-0113117

THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	**Send Tax Bills To:**	**Parcel Identification No.:**
AQOZFI RHC WEHO, LLC 1600 Market Street Suite 2600 Philadelphia, PA 19103	AQOZFI RHC WEHO, LLC 1600 Market Street Suite 2600 Philadelphia, PA 19103	105 11 0 231.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RH Wedgewood, LLC, a Missouri limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto AQOZFI RHC WEHO, LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located on Wedgewood Avenue in Nashville, Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 19th day of August, 2021.

GRANTOR:

RH Wedgewood, LLC,
a Missouri limited liability company

By: _____
Name: Michael J. Sansone
Title: Manager

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

PERSONALLY APPEARED BEFORE ME, Scott Wiese, a Notary Public with authority to act in the State and County aforesaid, Michael J. Sansone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 19th day of August, 2021.

Scott Steven Wiese
Notary Public

My Commission Expires: 8/9/2024

SCOTT STEVEN WIESE
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 20667287
My Commission Expires 08-09-2024

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Twenty Thousand and 00/100 Dollars ($2,720,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 19th day of August, 2021.

Scott Steven Wiese
Notary Public

My Commission Expires: 8/9/2024

SCOTT STEVEN WIESE
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 20667287
My Commission Expires 08-09-2024

EXHIBIT A

Legal Description

Situate in the City of Nashville, the 17th Council District of Davidson County and the State of Tennessee and being a portion of Lot 12 of the map of Joseph W. Horton property, as recorded in Plan Book 1, Page 44, Chancery Court at Nashville, in the name of Aerial Global, LLC, as recorded in Instrument No. 20191216-0129472 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a found 5/8" iron pin with a cap ("Cherry") on the existing Southerly right-of-way line of Wedgewood Avenue as shown on Project # 67-R-38 and the Northeasterly corner of Lot 2 of the D.G. White Jr subdivision, as recorded in Plat Book 8250, Page 716, in the name of James K Christian, as recorded in Book 10508, Page 611,

Thence along said Southerly right-of-way line of Wedgewood Avenue, the following 2 (two) courses:
1. 94.75 feet, along a curve to the right, said curve having a radius of 464.90 feet, subtended by a chord bearing South 56°05'10" East, a distance of 94.59 feet to a set iron pin and cap
2. 144.92 feet, along a curve to the left, said curve having a radius of 530.89 feet, subtended by a chord bearing South 58°04'10" East, a distance of 144.48 feet to a set iron pin and cap on the Northwesterly corner of a parcel of land in the name of Gigi Gaskins, as recorded in Instrument 20070830-0104275,

Thence along a Westerly line of said Gaskins Lands, South 7°38'58" West, a distance of 189.44 feet to a set iron pin and cap on the Northerly right-of-way line of an unimproved 25' alley (#1815), as recorded in Plat Book 161, Page 12;

Thence along the Northerly right-of-way line of alley #1815, North 82°24'56" West, a distance of 213.00 feet to a found 5/8" iron pin with cap ("Cherry") on the Southeasterly corner of aforementioned Lot 2 of said map of D.G. White Jr subdivision,

Thence along said Easterly line of Lot 2, North 6°57'22" East, a distance of 290.97 feet to the point of beginning.

Containing – 1.1693 acres of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

The foregoing legal description is the same as in previous deed of record.

Being the same property conveyed to RH Wedgewood, LLC by Special Warranty Deed from Aerial Global, LLC of record in Instrument No. 20200212-0016240 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Aerial Global, LLC of record in Instrument No. 20200212-0016241 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Declaration of Restrictions and Covenants from RH Wedgewood, LLC, of record in Instrument No. 202103160034967, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances from RH Wedgewood, LLC to Metropolitan Government of Nashville and Davidson County, of record in 202103160034969, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Public Right of Way from RH Wedgewood, LLC to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 202103010025006, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kevin Twellman, 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 electronic document is a true and correct copy of the original document executed and authenticated according to law on August 19, 2021.

Affiant Signature

8-20-21

Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 20th day of August, 2021

Notary's Signature

My Commission Expires: 7/21/23

Notary Seal (if on paper)

MICHAEL ROUSH
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: July 21, 2023
Commission Number: 15728765