This instrument prepared by:
Bryan Cave Leighton Paisner LLP
1200 Main Street, Suite 3800
Kansas City, MO 64105
Attn: Trevor Jenkins

Karen Johnson Davidson County
Batch# 748139 DEEDWARR
11/03/2021 09:59:30 AM 8 pgs
Fees: $43.00 Taxes: $140,452.00
20211103-0146957

Tax Parcel Number: 092-15-0-080-00

Name and Address of New Property Owner and address for Tax Bills:

c/o Cherner Development Group
8550 Leesburg Pike
Vienna, VA 22182

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten Dollars ($10) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SPYGLASS – NASHVILLE EDGE MSUB, LLC, a Delaware limited liability company and SPYGLASS – NASHVILLE EDGE FSUB, LLC, a Delaware limited liability company, hereinafter called the **GRANTOR**, whose address is 411 Hackensack Ave., Suite No. 200, Hackensack, NJ 07601, Attn: Adam Cohen, has bargained and sold, and by these presents do transfer and convey unto CHERNER PROPERTIES ARTEMIS SPE, LLC, a Delaware limited liability company, RAPID PROPERTIES ARTEMIS SPE, LLC, a Delaware limited liability company, CC REISTERSTOWN, LLC, a Maryland limited liability company, and ARTEMIS FUEL SPE LLC, a Delaware limited liability company, as tenants in common, and hereinafter collectively called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "**Property**"), described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

This is improved (x) property, known as:

2200 State Street, Nashville, Tennessee 37203

THAT each Grantee shall be conveyed, and hold, undivided tenant-in-common interests in the Property, in the following percentages: Rapid Properties Artemis SPE, LLC, 59.23%; Cherner Properties Artemis SPE, LLC, 23.00%; CC Reisterstown, LLC, 12.21%; and Artemis Fuel SPE LLC, 5.56% (collectively, the "TIC Percentage Interests").

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, in proportion to their TIC Percentage Interests, 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, except as set forth on Exhibit B attached hereto and made a part hereof. 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, except as set forth in Exhibit B. 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.

[Signatures on following pages]

Witness our hands this 26th day of October, 2021.

SPYGLASS-NASHVILLE EDGE MSUB, LLC,
a Delaware limited liability company

By: Spyglass-Magnolia LLC, an Alabama limited liability company,
Its Sole Member

By: _____
Adam S. Cohen
Its: Lead Manager

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Adam S. Cohen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Lead Manager of Spyglass-Magnolia LLC, an Alabama limited liability company the Sole Member of SPYGLASS-NASHVILLE EDGE MSUB, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Lead Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

Witness my hand seal at office this 22 day of October, 2021.

_____
Notary Public

My Commission Expires: 11/20/2022

CHRIS SUNDSBY
Notary Public
State of Washington
Commission # 175304
My Comm. Expires Nov 20, 2022

SPYGLASS-NASHVILLE EDGE FSUB, LLC,
a Delaware limited liability company

By: Spyglass-Concord Village LLC, a Georgia limited liability company,
Its Sole Member

By: _____
Adam S. Cohen
Its: Lead Manager

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Adam S. Cohen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Lead Manager of Spyglass-Concord Village LLC, a Georgia limited liability company the Sole Member of SPYGLASS-NASHVILLE EDGE FSUB, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Lead Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

Witness my hand seal at office this 22 day of October, 2021.

CHRIS SUNDSBY
Notary Public
State of Washington
Commission # 175304
My Comm. Expires Nov 20, 2022

_____
Notary Public

My Commission Expires: 11/20/2022

STATE OF Washington

COUNTY OF King }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $37,960,000.

Adam Lowen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2021.

NOTARY PUBLIC

My Commission expires: 11/20/2022

CHRIS SUNDSBY
Notary Public
State of Washington
Commission # 175304
My Comm. Expires Nov 20, 2022

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING LOTS NOS. 25 & 26 ON THE PLAN OF THE RE-SUBDIVISION OF PART OF THE ELLISTON PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGE 105, CHANCERY COURT AT NASHVILLE AND FURTHER DESCRIBED AS BEING LOTS NOS. 135 & 136 AS SHOWN ON THE PLAN OF ELLISTON ADDITION OF RECORD IN PLAT BOOK 21,PAGE 141, REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, AND MORE FULLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY BY BRAD TYSON THOMAS, TENNESSEE REGISTERED LAND SURVEYOR NO. 2431, DATED OCTOBER 10, 2013, AND UPDATED ON NOVEMBER 8, 2013 AS FOLLOWS:

BEGINNING AT THE INTERSECTIONS OF THE RIGHTS-OF-WAY OF 22ND AVENUE NORTH (50' R.O.W.) ANDSTATE STREET (50' R.O.W.) AT THE NORTHWESTERLY QUADRANT OF THE INTERSECTION;

THENCE, WITH SAID STATE STREET SOUTH 59° 24' 23" WEST, 200.90 FEET TO THE COMMON CORNER OFLOTS 136 & 137 ON SAID PLAN OF ELLISTON ADDITION;

THENCE, WITH SAID LOT 137, NORTH 30° 43' 57" WEST, 169.87 FEET TO THE NORTHERLY COMMON CORNERON SAID LOTS 136 & 137, AND THE SOUTHERLY RIGHT-OF-WAY OF ALLEY NO. 906 (16' R.O.W.);

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF ALLEY NO. 906, NORTH 59° 25' 43" EAST, 200.90 FEET TOTHE INTERSECTIONS OF THE RIGHTS-OF-WAY OF SAID ALLEY NO. 906, AND SAID 22ND AVENUE NORTH AT THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION;

THENCE, SOUTH 30° 43' 57" EAST, 169.79 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SPYGLASS – NASHVILLE EDGE MSUB, LLC, A DELAWARE LIMITEDLIABILITY COMPANY, AS TO AN UNDIVIDED 41.9% INTEREST, AND SPYGLASS – NASHVILLE EDGE FSUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 58.1% INTEREST, AS TENANTS-IN-COMMON, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20191018-0106972, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For Information Purposes Only: Property known as 2200 State Street, Nashville, TN 37203
APN No. 092-15-0-080-00

EXHIBIT B

1. County of Davidson taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Restrictions contained in Warranty Deed recorded November 13, 2013 in the Register's Office of Davidson County, Tennessee, as Instrument No. 20131113-0117070.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilitiesand Systems by I&G 2200 State, Inc., recorded July 7, 2014 in the Register's Office of Davidson County, Tennessee, as Instrument No. 20140707-0059339.

4. Declaration of Restrictive Covenants as set forth in Special Warranty Deed dated October 15, 2019 and recorded October 18, 2019 in the Register's Office of Davidson County, Tennessee, as Instrument No. 20191018-0106972.

5. Rights of tenants in possession, as residential tenants only, under prior unrecorded written residential leases with no rights of purchase or rights of first refusal.

Tennessee Certification of Electronic Document

I, SIMONA ROSEN, 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 10/26/2021 (date of document).

Simona Rosen
Affiant Signature

10/26/2021
Date

State of NY

County of Westchester

Sworn to and subscribed before me this 26 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ALON STEINER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ST6319333
Qualified in Rockland County
Commission Expires February 17, 2023