Karen Johnson Davidson County
Batch# 749668 DEEDWARRSP
11/04/2021 01:58:30 PM 7 pgs
Fees: $38.00 Taxes: $103,970.00
20211104-0147751

This instrument prepared by and after recording return to:

Lea W. Stouffer
5427 Henry Midway Road
Henry, TN 38231

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Valley Ridge Partners, LLC 6501 Harding Pike Nashville, Tennessee 37205	Valley Ridge Partners, LLC c/o Brookside Properties, Inc. 2002 Richard Jones Road Suite C200 Nashville, TN 37215 Attn: Joe Beverstein	129-00-0-004.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **VALLEY RIDGE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VALLEY RIDGE PARTNERS, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, buildings, structures, fixtures, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is improved property known as 6501 Harding Pike, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of October, 2021.

GRANTOR:

VALLEY RIDGE, LLC,
a Tennessee limited liability company

By: _____
Name: Joan K. Raskin,
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joan K. Raskin, the Chief Manager of Valley Ridge, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Joan K. Raskin, as such Chief Manager.

Witness my hand and official seal this 27th day of October, 2021.

_____
Notary Public

My Commission Expires: July 9, 2022



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $28,100,000.00 which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 28 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit "A"

Legal Description of Property

Being bounded on the north and west by the southeasterly right-of-way line of Harding Road (Memphis-Bristol Highway, U.S. 70 S), on the south by Phase 1-D, Fifth Revision, The Cloister At St. Henry, as of record in Plat Book 6250, page 979, and on the west by Nashville Jewish Community Center, as of record in Deed Book 4021, page 386, and being more particularly described as follows according to a survey by R. Scot Cherry, Tn. No. 1512, dated October 23, 1996:

Commencing at an iron rod at the intersection of the southerly right-of-way line of U.S. 70-S and the westerly right-of-way line of Vaughn's Gap Road; thence South 58° 36' 11" East 1729.77 feet to an iron rod in the southerly right-of-way line of U.S. 70-S at a corner common with The Cloister at St. Henry, said iron rod being the POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; thence with the north line of The Cloister at St. Henry, South 05° 56' 06" West 1245.92 feet to a concrete monument in the easterly line of Nashville Jewish Community Center; thence with the easterly line of Nashville Jewish Community Center, the following calls: South 88° 38' 55" West 44.23 feet to an iron rod; North 84° 05' 54" West 179.91 feet to an iron rod; North 80' 52' 54" West 220.30 feet to an iron rod; North 84° 38' 54" West 146.15 feet to an iron rod; North 68° 03' 54" West 20.62 feet to a 24" hackberry; North 82° 07' 54" West 47.44 feet to a concrete monument in the southerly right-of-way line of U.S. 70-S; thence with the southerly right-of-way line of U.S. 70-S the following calls: North 26° 38' 06" East 155.99 feet to an iron rod; North 09° 16' 51" East 83.82 feet to an iron rod; North 26° 38' 06" East 148.50 feet to an iron rod; with a curve to the right, said curve having a central angle of 23° 52' 10", a radius of 2471.60 feet, a chord of North 38° 07' 36" East 1022.24 feet to an arc length of 1029.67 feet to the point of beginning, containing 500,982 square feet or 11.501 acres, more or less.

Being a portion of the same property conveyed to EDWIN B. RASKIN, TRUSTEE, by deed from JOHN WYNNE KELLEY AND WIFE, MYRTLE KELLEY, of record in Book 4098, page 386, dated January 31, 1967, said Register's Office. Being further conveyed to VALLEY RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from EDWIN B. RASKIN, TRUSTEE, of record in Book 10303, page 646, dated December 30, 1996, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Storm Water Detention Agreement of record in Book 6862, page 384, said Register's Office.

3. Boundary Line Agreement, Deed and Easement of record in Instrument No. 20090921-0087988, said Register's Office.

4. The following matters shown on the plat of survey by Bryan A. Shirley, Tenn. RLS No. 2085, with Blew & Associates, PA, dated August 20, 2021, and designated as Job No. 21-6238:

   a) Various easements and rights of way as evidenced by overhead utility line, utility pole, light pole, electric box, electric meter, water meter, water valve, fire hydrant, telephone manhole, telephone pedestal, cable TV pedestal, sanitary sewer manhole, and grated inlet,

   b) Valley Ridge Apartment sign with stone retaining wall base extends over the northerly property line by as much as 28.4';

   c) 5' wrought iron fence extends over the northerly property line by as much as 25.6';

   d) 5' wrought iron fence extends over the northerly property line by as much as 34.8';

   e) Light pole with overhead utility line extends over the property line by as much as 2.3'.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 July 1, 2021.

Affiant Signature

10/27/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of October, 2021.

Notary's Signature

My Commission Expires: 10/02/2023
Date

