This Instrument prepared by:

Honigman LLP
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39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304-5151

Karen Johnson Davidson County
Batch# 751536 DEEDWARRSP
11/09/2021 09:46:47 AM 7 pgs
Fees: $38.00 Taxes: $51,800.00
20211109-0149311

SPECIAL WARRANTY DEED

STATE OF TN §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Davidson §

THIS INDENTURE, made and entered into this 5 day of November 2021 between **311 W TRINITY INVESTOR, LLC**, a Delaware limited liability company, having an address of 1516 Hampton Street, Nashville, TN 37027, party of the first part ("**Grantor**"), and **SOHANA APARTMENTS LLC**, a Delaware limited liability company, having an address at 744 N. Grandview Ave., Covina, CA 91723, party of the second part ("**Grantee**"),

WITNESSETH: That for and in consideration of the sum 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (collectively, the "**Premises**"), subject only to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Encumbrances. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there is more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 5 day of November, **2021**.

311 W Trinity Investor, LLC, A Delaware limited liability company

By: Dharmesh S. Patel, Managing Member

BY: 37Urban, LLC (Member)
a Texas limited liability company

by its Manager, Theresa Avenue Holdings, LLC
a Texas limited liability company

By: _____
Taylor B. Perkins, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHARMESH S. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of 311 W Trinity Investor, LLC, A Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

_____
Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR B. PERKINS, Manager of Theresa Avenue Holdings, LLC, Manager of 37Urban, LLC, Member of 311 W Trinity Investor, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be theManager of Theresa Avenue Holdings, LLC, Manager of 37Urban, LLC, Member of 311 W Trinity Investor, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of Theresa Avenue Holdings, LLC, Manager of 37Urban, LLC, Member of 311 W Trinity Investor, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

Notary Public

My Commission Expires: 1-3-22



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(FOR RECORDING DATA ONLY)

Property Address:
311 W. Trinity Lane
Nashville, TN 37207
Municipal Jurisdiction: _____

New Property Owner:

SOHANA APARTMENTS LLC,
a Delaware limited liability company
744 N. Grandview Avenue
Covina, California 91723

Ward, Block & Parcel Number:
Parcel ID: 071060084 00

Mail tax bills to: (Person or Agency responsible for payment of taxes)

SOHANA APARTMENTS LLC
744 N. Grandview Avenue
Covina, California 91723
Attn: Sam Froerer

Return to:

Honigman LLP
Attn: Renee D. Naylor, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

State of Tennessee
County of Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,000,000.00.

SOHANA APARTMENTS LLC,
a Delaware limited liability company

Affiant

Sworn to and subscribed to before me this 3 day of 11, 2021.

Notary Public

BLAS LOPEZ RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2374258
My Comm. Expires Oct 2, 2025

My commission expires:
October 2, 2025

State tax $_____
Recording fee $_____
Total $_____

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of the Thomas C. Scott Subdivision, as of record in Plat Book 5800, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of George Hussey, as of record in Deed Book 6684, Page 723, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 50.03 feet, the central angle of which is 01 deg. 29 min. 18 sec. the radius of which is 1925.85, the chord of which is North 84 deg. 53 min. 26 sec. West, 50.02 feet to an iron rod set, at a corner common with Lot 1 of Section One Subdivision of 315 West Trinity Lane, as of record in Plat Book 5190, Page 596, at the register's Office for Davidson County, Tennessee, also being the property of Charles J. Bradley, as of record in Deed Book 7941, Page 328, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the westerly property line of said Lot 1 North 07 deg. 44 min. 00 sec. East 142.41 feet to an "x" in concrete;

Thence with the northerly property line of said Lot 1, North 82 deg. 16 min. 00 sec. West, 214.72 feet to an iron rod set;

Thence with the easterly property line of said Lot 1, South 07 deg. 47 min. 00 sec. West, 137.46 feet to an iron rod set in the northerly right-of-way line of West Trinity Lane;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 10.03 feet, the central angle of which is 00 deg. 17 min. 54 sec. the radius of which is 1925.85 feet, the chord of which is North 77 deg. 36 min. 01 sec. West, 10.03 feet to an iron rod set, at a corner common with the property of Howell C. Patton, III, as of record in Deed Book 7417, Page 349, at the Register's Office of Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the easterly property line of Howell C. Patton, III, North 07 deg. 47 min. 00 sec. East, 136.64 feet to an existing iron rod;

Thence North 82 deg. 16 min. 00 sec. West, 44.06 feet to an iron rod set;

Thence North 07 deg. 42 min. 00 sec. East, 298.23 feet to an existing concrete monument, in the southerly property line of Robert Lee Williams, Jr., Et Ux, as of record in Deed Book 4416, Page 172, at the Register's Office of Davidson County, Tennessee;

Thence with the southerly property line of Robert Lee Williams, Jr., Et Ux, North 80 deg. 35 min. 00 sec. East, 37.24 feet to an existing concrete monument, at a corner common with the property

of F. Z. Cripps, Et Ux, as of record in Deed Book 0, page 217, at the Register's Office for Davidson County, Tennessee.

Thence with the southerly property line of F. Z. Cripps, Et Ux, South 70 deg. 29 min. 00 sec. East, 87.09 feet to an existing concrete monument, at a corner common with F. Z. Cripps, Et Ux, as of record in Deed Book 2648, Page 213, at the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of F. Z. Cripps, Et Ux, North 80 deg. 35 min. 00 sec. East, 207.00 feet to a pk nail set, in the southerly property line of Jack D. & Edith H. Johnson, as of record in Deed Book 1145, Page 279, at the Registers' Office for Davidson County, Tennessee, and at a corner common with the property of George W. Hussey;

Thence with the westerly property line of George W. Hussey, South 07 deg. 42 min. 00 sec. West, 492.58 feet to the POINT OF BEGINNING.

Being the same property conveyed to 311 W Trinity Investor LLC, a Delaware Limited Liability Company by Warranty Deed from Shriji Hospitality, Inc., a Tennessee Corporation, recorded May 21, 2019 in Instrument No. 20190521-0048010, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the year 2021, none due and payable.

2. Easements and setback lines shown on the plat of Thomas C. Scott, as recorded in Plat Book 5800, Page 43, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Rights of tenants in possession of the land, as tenants only with no rights of first refusal or other options to purchase any portion of the Property.

4. Matters shown on a complete and accurate survey of the Property.