Karen Johnson Davidson County
Batch# 783484 DEEDWARRSP
01/04/2022 07:55:30 AM 7 pgs
Fees: $38.00 Taxes: $173,900.00
20220104-0000855

THIS INSTRUMENT PREPARED BY: Benjamin Bottehsazan, Esq., of Pircher, Nichols & Meeks LLP 1901 Avenue of the Stars, Suite 1200 Los Angeles, California 90067	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $47,000,000.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2021. Notary Public My Commission Expires: Aug. 22, 2025

LINDA Y. BOATWRIGHT NOTARY PUBLIC EXPIRES GEORGIA August 22, 2025 FULTON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
QPG East Nashville Apartments LLC, 424 Madison Avenue, Fifth Floor New York, New York 10017	QPG East Nashville Apartments LLC, 424 Madison Avenue, Fifth Floor New York, New York 10017	106-00-0-072.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LION SUMMIT, LLC, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto QPG EAST NASHVILLE APARTMENTS LLC, a Delaware limited liability company ("**Grantee**"), its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 860 Murfreesboro Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354- **TN252109257R**

claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Intentionally Left Blank; Signatures Appear on Following Pages.*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 14th day of December, 2021.

GRANTOR:

LION SUMMIT, LLC,
a Delaware limited liability company

By: Lion Real Estate Group, LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Mory Barak, Co-President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 12/2/2021, before me, Lauren Amanda Moyers, a Notary Public, personally appeared Mory Barak, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

LAUREN AMANDA MOYERS
Notary Public - California
Los Angeles County
Commission # 2365449
My Comm. Expires Jul 13, 2025

EXHIBIT A

LEGAL DESCRIPTION

That certain land situated in the City of Nashville, County of Davidson, State of Tennessee, and described as follows:

Beginning at a 1/2 inch rebar in the north right-of-way of Murfreesboro Road or U.S. Highway No. 41 on a non tangent curve having a radius of 1879.90 feet, a chord bearing of North 52 degrees 00 minutes 32 seconds west, a chord distance of 235.48 feet, said 1/2 inch rebar being the McCullar Family Limited Partnership southwest corner; thence northwesterly with the right-of-way of said road along said curve an arc distance of 235.63 feet to a point on a rock face, thence with said right-of-way North 48 degrees 32 minutes 19 seconds West a distance of 268.73 feet to a 5/8 inch rebar found; thence North 38 degrees 38 minutes 55 seconds East a distance of 264.80 feet to a 5/8 inch rebar; thence North 45 degrees 41 minutes 33 seconds West a distance of 265.59 feet to a 5/8 inch rebar in the easterly line of Shri Krishna Investments LLC; thence with Shri Krishna Investments LLC's line North 21 degrees 34 minutes 11 seconds East a distance of 433.69 feet to a 3/4 inch rebar at the southeast corner of 701 JVH LLC; thence with 701 JVH LLC line North 21 degrees 14 minutes 24 seconds East a distance of 205.89 feet to a piece of 3/4 inch iron rod found; thence along 701 JVH LLC's south line South 67 degrees 03 minutes 42 seconds East a distance of 675.43 feet to a point in Viola Hagan's west line marked by a wooden fence post; thence with Viola Hagan's west line in the following three courses: 1) South 07 degrees 48 minutes 24 seconds West a distance of 424.65 feet to a 3/4 inch rebar, 2) South 29 degrees 31 minutes 16 seconds West a distance of 300.42 feet to a 1/2 inch rebar, 3) South 10 degrees 38 minutes 20 seconds West a distance of 189.96 feet to a 1/2 inch rebar at a point in Pamela and Donald Hagan's line; thence with Pamela and Donald Hagan's line the following 2 courses: 1) North 77 degrees 47 minutes 00 seconds West a distance of 152.73 feet to a 1/2 inch rebar, 2) South 14 degrees 27 minutes 47 seconds West a distance of 217.58 feet to the point of beginning, containing 15.985 acres, more or less.

Being the same property conveyed to Lion Summit, LLC, a Delaware limited liability company, by deed from HCBH Overlook, LLC, a Delaware limited liability company, of record in Instrument No. 20170426-0040802, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for fiscal year 2021 and subsequent years, now due and payable.

2. Rights of tenants, as tenants only, in possession of the Property.

3. Exclusive Easement and Assignment Agreement between Altamont Pointe Apartments, LLC, a Tennessee limited liability company and Kanchen Holdings, LLC, a Delaware limited liability company of record as Instrument No, 200910130094858, register's Office for Davidson County, Tennessee.

4. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 201007200056817, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, Page 968, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4520, Page 797, "Register's Office for Davidson County, Tennessee.

7. All the terms and provisions set forth and contained in that certain Lease between EBA Associates, a Tennessee general partnership, Lessor and Powertel/Memphis, Inc., Lessee, and the Memorandum recorded in Book 10890, Page 921, Register's Office for Davidson County, Tennessee.

8. Assignment and Assumption Agreement of record in Book 11519, Page 847, Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease - Site Lease Acknowledgment of record in Book 11519, Page 857, Register's Office for Davidson County, Tennessee.

10. Assignment and Assumption Agreement of record in Book 11519, Page 865, Register's Office for Davidson County, Tennessee.

11. Memorandum of Lease by and between EBA Associates, a Tennessee general partnership, Lessor, and Web Service Company, Inc., Lessee, dated June 21, 2000, of record as Instrument No. 200009140091596, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

12. ALTA/NSPS Land Title Survey prepared by Clifford McGill, Registered Land Surveyor No. 2699, dated October 29, 2021, last revised November 29, 2021 and designated as Job No. AZ 804, shows the following:

    a. Wood fence appears to lie a maximum distance of 6.1 feet over the westerly line of the surveyed property.

b. Wood fence appears to lie a maximum distance of 11.0 feet over the westerly line of the surveyed property.

c. Concrete walk appears to lie a maximum distance of 0.9 feet over the westerly line of the surveyed property.

d. Concrete walk appears to lie a maximum distance of 1.5 feet over the westerly line of the surveyed property.

e. Wood fence trash enclosure appears to lie a maximum distance of 4.6 feet over westerly line of the surveyed property.

f. Wood fence appears to lie a maximum distance of 0.6 feet over the easterly line of the surveyed property.

13. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Lion Summit, LLC, a Delaware limited partnership, to Yale Riley, as Trustee, securing a loan from Berkadia Commercial Mortgage LLC, in the original principal sum of $23,394,000.00 dated April 21, 2017, recorded April 26, 2017, with the Official Records of Davidson County, Tennessee in Recording No. 20170426-0040803.

14. Assignment of Security Instrument by Berkadia Commercial Mortgage LLC, to Fannie Mae dated April 21, 2017, and recorded April 26, 2017 with the Official Records of Davidson County, Tennessee at Recording No. 20170426-0040805.

15. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Lion Summit, LLC a Delaware limited liability company, to Yale Riley, as Trustee, securing a loan from Berkadia Commercial Mortgage LLC, in the original principal sum of $7,396,000.00 dated December 20, 2019, recorded December 26, 2019 with the Official Records of Davidson County, Tennessee in Recording No. 20191226-0132663.

16. Assignment of Security Instrument by Berkadia Commercial Mortgage LLC, to Fannie Mae dated December 20, 2019, and recorded December 26, 2019 with the Official Records of Davidson County, Tennessee at Recording No. 20191226-0132665.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 December 14, 2021 (date of document).

KHogan
Affiant Signature

12/27/2021
Date

State of GA

County of Cobb

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

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

