Karen Johnson Davidson County
Batch# 790142 DEEDWARRSP
01/13/2022 03:25:30 PM 9 pgs
Fees: $48.00 Taxes: $32,116.00
20220113-0005474

Deed prepared by:

Recording requested by, and
After recording return to:
c/o Keith Kantrowitz
845 United Nations Plaza
Unit 42B
New York, NY 10017

John C. Laird
A Professional Law Corporation
P. O. Box 14485
Monroe, Louisiana 71207

STATES AS INDICATED BELOW	§	Party responsible for taxes: PREH FED LLC
	§	
	§	MRK FED LLC
COUNTY/PARISH AS INDICATED BELOW	§	845 United Nations Plaza, 42B
	§	New York, NY 10017

SPECIAL WARRANTY DEED

Map/Parcel
108-00-0-335.00

KNOW ALL MEN BY THESE PRESENTS:

THAT, HCI LIMITED PARTNERSHIP, a Louisiana limited partnership ("Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged, to the undersigned by PREH FED, LLC, a Tennessee limited liability company, as to a 52% tenancy in common interest in the Property (as defined herein) and MRK FED LLC, a New York limited liability company, as to a 48% tenancy in common interest in the Property (collectively, "Grantee"), whose mailing address is 845 United Nations Plaza, 42B, New York, NY 10017, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of the Property might disclose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED), CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (iv) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

EXECUTED this 27th day of December, 2021.

Witnesses:

First Witness

Printed Name of First Witness

Second Witness

Printed Name of Second Witness

GRANTOR:

HCI LIMITED PARTNERSHIP,
a Louisiana Limited Partnership

By: _____
Name: Cory Hanks Hart
Title: General Partner

Address: 3121 Mercedes Drive
Monroe, LA 71201

ACKNOWLEDGMENT

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 LOUISIANA

COUNTY/PARISH OF OUACHITA

On December 27, 2021 before me, the undersigned Notary Public, personally appeared Cory Hanks Hart, as General Partner of HCI LIMITED PARTNERSHIP, 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 Louisiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)
Printed Name:
Notary ID#:

JOHN C. LAIRD
NOTARY PUBLIC
PARISH OF OUACHITA
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE
NO. 14105

EXECUTED this 21 day of December, 2021.

Witnesses:

First Witness

David Kress
Printed Name of First Witness

Second Witness

Ermira Mehmetaj
Printed Name of Second Witness

GRANTEE:

PREH FED, LLC, a Tennessee Limited Liability Company
By: Patriot Real Estate Holdings LLC, its managing member

By:
Name: Nelson Braff
Title:

Address: 20 Music Square West, Ste 200, Nashville, TN 37203

ACKNOWLEDGMENT

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 New York

COUNTY OF New York

On December 21st, 2021 before me, the undersigned Notary Public, personally appeared Nelson Braff, as President of PREH FED, LLC, 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 New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)
Printed Name: Jasmine C. Delgado
Notary ID#: 01DE6417314

JASMINE C DELGADO
NOTARY PUBLIC
STATE OF NEW YORK
My Comm. Exp. 05-10-2025
Reg. # 01DE6417314

EXECUTED this 21 day of December, 2021.

Witnesses:

First Witness

JOEL KHAN

Printed Name of First Witness

Second Witness

H. Tony Mahadeo

Printed Name of Second Witness

GRANTEE:

MRK FED LLC, a New York Limited Liability Company

By:

Name: Keith Kantrowitz
Title: Authorized Signatory

Address: 845 United Nations Plaza, 42B, New York, NY 10017

ACKNOWLEDGMENT

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 New York

COUNTY OF Nassau

On December 21, 2021 before me, the undersigned Notary Public, personally appeared Keith Kantrowitz, as Managing Member of MRK FED LLC, 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 New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

Printed Name: BARBARA BRILLER

Notary ID#: Notary Public, State of New York
No. 01BR4524714
Qualified in Nassau County
Commission Expires July 31, 20 22

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 8,680,000.00

Heather Wood
Affiant

Subscribed and sworn to before me this 27 day of December, 2021.

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of JDL-Nashville Subdivision of record in Instrument Number 20050720-0084350, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HCI Limited Partnership, a Louisiana partnership, by Special Warranty Deed of record in Instrument No. 20111219-0098680, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 27, 2021.

Date

Heather Wood
Affiant Signature

December 27, 2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 08-24-2024
Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024