**THIS INSTRUMENT PREPARED BY:**

Joseph H. Brock, Esq.
Arnall Golden Gregory LLP
171 17th Street NW, Suite 2100
Atlanta, Georgia 30363

**RECORD AND RETURN TO:**

Joseph H. Brock, Esq.
Arnall Golden Gregory LLP
171 17th Street NW, Suite 2100
Atlanta, Georgia 30363

Karen Johnson Davidson County
Batch# 892427 DEEDWARRSP
07/22/2022 10:34:30 AM 7 pgs
Fees: $38.00 Taxes: $98,605.00
20220722-0084001

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| QPG Lebanon Pike Apartments LLC<br>424 Madison Avenue<br>Fifth Floor<br>New York, New York 10017 | QPG Lebanon Pike Apartments LLC<br>424 Madison Avenue<br>Fifth Floor<br>New York, New York 10017 | 07504017100 |

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, HERMITAGE PARTNERS, LTD., a Tennessee limited partnership ("**Grantor**"), has bargained and sold, and does hereby transfer and convey a one percent (1%) undivided fee simple interest unto QPG LEBANON PIKE APARTMENTS LLC, a Delaware limited liability company and a ninety-nine percent (99%) undivided fee simple interest unto SUMMIT HERMITAGE VENTURES, LLC, a Florida limited liability company (collectively, the "**Grantee**"), its successors, heirs and assigns, certain real property located in 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 4701 Lebanon Pike, Hermitage, Tennessee, Davidson County, 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 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.*]

STATE OF New Jersey

COUNTY OF Essex

The actual consideration or value, whichever is greater, for this transfer is $26,650,000.00.

Jared Bostwick
Affiant

Subscribed and sworn to before me, this 27th day of July, 2022.

Notary Public

My Commission Expires:

PAULINA F JIMENEZ LEON
Notary Public
State of New Jersey
My Commission Expires Oct. 1, 2023
I.D.# 2458375

*Signatures continue on following page*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 21st day of July, 2022.

**GRANTOR**:

HERMITAGE PARTNERS, LTD., a
Tennessee limited partnership

By: Tulip Grove LLC
a Georgia ~~limited~~ liability company, its general partner

By: _____
Name: James L. Dewar, III
Title: Manager

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 ~~Tennessee~~ Georgia )
County of Lowndes )

On July 20, 2022, before me, L. Lake Jordan, a Notary Public, personally appeared James L. Dewar, III, 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 Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

L LAKE JORDAN NOTARY PUBLIC LOWNDES COUNTY, GA EXP. June 24, 2025

# EXHIBIT A

## LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District Metropolitan Nashville-Davidson County, Tennessee, and being Lot No. 1 on the Plan entitled Tulip Grove Apartments, as of record in Book 4300, page 137, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated December 29, 1983, up-dated February 22, 1984, as follows:

Beginning at an iron pin set on the present southerly right-of-way line of Lebanon Pike, U.S. 70 at the common northwesterly corner of Lot 1 Tulip Grove Apartments (the herein described tract) and the northeasterly corner of Lot No. 2 John Apostolou property as of record in Book 5210, page 55, R.O.D.C., Tn. Said iron pin also being northeasterly a distance of 449.80 feet from an offset in the southerly right-of-way line of Lebanon Pike at the easterly right-of-way line of Andrew Jackson Parkway as measured along the present southerly right-of-way line of Lebanon Pike; thence, with the present southerly right-of-way line of Lebanon Pike North 87 degrees 52 minutes 27 seconds East 79.06 feet to an iron pin set at the beginning of a curve; thence, continuing with the present southerly right-of-way line of Lebanon Pike with a curve to the right (Radius 17,155.00') northeasterly a distance of 944.97 feet to an iron pin set at the northwesterly corner of South Central Bell Telephone Company property as of record in Book 5886, page 200, R.O.D.C., Tn. and also being the northeasterly Corner of the herein described Lot No. 1 and having a chord bearing and distance of North 89 degrees 22 minutes 49 seconds East 944.85 feet; thence, with the common line of the herein described Lot and South Central Bell South 1 degree 39 minutes 30 seconds West 613.32 feet to an existing concrete monument, the southeasterly corner of the herein described Lot No. 1 and also being a corner of Section 7 Tulip Grove Subdivision as of record in Book 4300, Page 186, R.O.D.C., Tn.; thence, with the southerly line of herein described Lot No. 1, North 88 degrees 15 minutes 24 seconds West, passing an existing iron pin where the South line of Lot 1 intersects the North right-of-way line of Trenton Drive at 112.5 feet, and continuing with the North right-of-way line of Trenton Drive a total of 1023.28 feet to an existing iron pin at the southeasterly corner of Lot No. 3, Section Two, John Apostolou Property, as of record in Book 5210, Page 78, R.O.D.C., Tn. and also being the southwesterly corner of herein described Lot No. 1; thence with the common line between John Apostolou property and herein described Lot No. 1 North 1 degree 41 minutes 13 seconds East 569.03 feet to the point of beginning.

Less And Except:

The land and or land rights, more particularly described as follows:

Beginning at a point on the South existing right of way line of State Route 24, said point located 46.42 feet right of survey centerline station 104+25; thence South 2 degrees 31 minutes 36 seconds West a distance of 5.58 feet to a point on the south proposed right of way line of State Project No. 19041-2258-04, said point located 52 feet right of survey centerline station 104+25; thence with said south proposed right of way line South 87 degrees 28 minutes 24 seconds East a distance of 265.94 feet to a point on the south existing right of way line of State Route 24, said point located 52 feet right of survey centerline station 106+90.94 feet; thence with said south existing right of way line in a westerly direction a distance of 265.94 feet, more or less to the Point of Beginning and containing 739 square feet.

BEING the same property conveyed to Grantor by Warranty Deed dated February 24, 1984 and recorded February 28, 1984 in Book 6238 Page 360 in the Register's Office of Davidson County, Tennessee.

## EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Rights of apartment tenants in possession, as tenants only, pursuant to written but unrecorded rental or lease agreements, without rights or options to purchase.

3. Any mineral or mineral rights leased, granted, or retained by current or prior owners.

4. Subject to notes, easements and setback lines, if any, as shown on the Filed Map Book 4300, Page 137.

5. Easement for Trunk Sewer and Water Lines recorded in Book 4106, Page 812.

6. Easement to Comcast of Nashville I, LLC recorded in Instrument Number 201702060012420.

**Tennessee Certification of Electronic Document**

I, Tonya McCants, 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 07/21/2022 (date of document).

Tonya McCants
Affiant Signature

07/22/2022
Date

State of New York

County of New York

Sworn to and subscribed before me this 22nd day of July, 2022.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025