Karen Johnson Davidson County
Batch# 934135 DEEDWARRSP
10/27/2022 11:42:30 AM 6 pgs
Fees: $33.00 Taxes: $70,762.50
20221027-0116407

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Highlands Briley DE Holdings LLC, Highland Pike LLC, 1900 Newkirk Holdco LLC, Cedars Briely II LLC, JF Briley LLC, Cedars Briely LLC, Blue Sky Property Group Holdco LLC, PP Equities Holdco LLC, CG Harbor Exchange Holdco LLC, and SSYK Briley LLC 95-04 Delancey Street New York, NY 10002	Highlands Briley DE Holdings LLC, et al. 95-04 Delancey Street New York, NY 10002	095-00-0-024.00
This instrument prepared by: Polsinelli P.0 (SKL) 401 Commerce Street, Suite 900 Nashville, Tennessee 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CEDARS GARDENS, LP, a Delaware limited partnership, owner of an undivided 30% interest in the hereinafter described property, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CEDARS BRIELY LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, an undivided 30% interest in that certain tract or parcel of land located in Davidson County, State of Tennessee, and more particularly described on Exhibit A, attached hereto and made a part hereof.

Said property is transferred subject to the limitations, restrictions, and encumbrances of record as of the date hereof ("Permitted Encumbrances").

This is improved property located at 2131 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said undivided interest in real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures/Acknowledgements on following pages.]

CEDAR GARDENS, LP
a Delaware limited partnership

By: _____
Carla R. Stoner
Authorized Signatory

COMMONWEALTH OF VIRGINIA)
CITY OF NORFOLK)

Before me, the undersigned, a Notary Public in and for the City and Commonwealth aforesaid, personally appeared Carla R. Stoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Authorized Signatory of Cedar Gardens, LP, a Delaware limited partnership, the within named bargainor, a Delaware limited partnership, and that she as such Authorized Signatory, being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as Authorized Signatory of Cedar Gardens, LP.

Witness my hand and seal, at office in Norfolk, Virginia, This 25th day of October 2022.

Temple M Enos
Commonwealth of Virginia
Notary Public
Commission No. 7062500
My Commission Expires 09/30/2026

_____
NOTARY PUBLIC

Exhibit A

Legal Description

Being a parcel of land in Nashville, Urban Services District, Fifteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Elm Hill Pike and Briley Parkway, and being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the intersection of the southerly right-of-way line of Elm Hill Pike and the westerly right-of-way line of Briley Parkway;

THENCE, with said westerly right-of-way line, S 79°04'30" E, 255.34 feet to an Iron Rod (New);

THENCE, continuing with said line S 70°17'00" E, 150.00 feet to an existing Iron Rod (Old) in the westerly right-of-way line of Briley Parkway;

THENCE, with said right-of-way line the following calls:

S 05°43'00" W, 90.20 feet to an Iron Rod (New),

with a curve to the right 587.51 feet having a central angle of 29°11'20", a radius of 1153.24 feet, a tangent of 300.28 feet and a chord of S 30°28'30" W, 581.18 feet to an Iron Rod (New),

S 45°04'10" W, 435.85 feet to an existing right-of-way Monument (Old), passing an existing right-of-way Monument (Old) at 88.6 feet;

S 23°16'50" W, 20.90 feet to an Iron Rod (New);

S 48°57'36" W, 348.67 feet to an Iron Rod (New);

THENCE, leaving said right-of-way line with the northerly line of Lot No. 7 as shown on the plan of Metropolitan Industrial Park, Phase II, Section Twenty-One, as of record in Book 5800, Page 359, R.O.D.C, the following calls:

N 63°26'01" W, 168.60 feet to an Iron Rod (New), passing 1.6 feet to the northeast of an Iron Rod (Old) at 158.0 feet;

N 56°23'10" W, 500.00 feet to an Iron Rod (New);

N 58°45'40" W, 400.00 feet to an existing Iron Rod (Old) at the southwest corner of Lot 1 in the First Revision, Final Plat Airlane Office Complex of record in Plat Book 9700, Page 897, R.O.D.C.;

THENCE, with the southerly line of said Lot 1 in the First Revision, Final Plat Airlane Office Complex N 74° 19' 40" E, 298.85 feet to an Iron Rod (New);

THENCE, with the southerly line of property conveyed to Scenic View Baptist Church (Articles of Amendment to the Charter, Instr. No. 20010221-0016207 R.O.D.C.) (formerly known as Trustees of Harsh Chapel Baptist Church by deed of record in Book 2693, Page 331, R.O.D.C.), N 75° 43' 25" E, 496.00 feet

to an existing Iron Rod (Old) at the southwest Corner of Ronald J. Degenhardt & wife, Tracy Breon Degenhardt of record in Instrument No. 20050920-0113009, R.O.D.C.,

THENCE, with the southerly line of said Ronald J. Degenhardt & Wife property, N 76°37'25" E, 100.00 feet to an existing Iron Rod (Old);

THENCE, with the easterly line of said Ronald J. Degenhardt & Wife, N 10°44'35" W, 345.14 feet to an Iron Rod (New) in the southerly right-of-way of Elm Hill Pike;

THENCE, with said right-of-way line N 85°26'35" E, 191.34 feet to an Iron Rod (New);

THENCE, continuing with said right-of-way line with a curve to the left 424.22 feet to the POINT OF BEGINNING, said curve having a central angle of 19°49'37", a radius of 1225.92 feet, a tangent of 214.25 feet and a chord of N 75°31'47" E, 422.11 feet.

Containing 1,053,921 square feet or 24.19 acres more or less.

It being the same property conveyed to Cedars Gardens, LP, a Delaware limited partnership, Riederman Cedars, LLC, a Delaware limited liability company, Simcha Cedars, LLC, a Delaware limited liability company, E 181 Cedars, LLC, a Delaware limited liability company, and 1400 Elizabeth Cedars, LLC, a Delaware limited liability company, as tenants in common, by Special Warranty Deed of The Cedars at Elm Hill, LLC, a Delaware limited liability company, dated February 14, 2019 and recorded on March 1, 2019 as Instrument No. 20190301-0018778 in the Register's Office for Davidson County, Tennessee.

STATE OF NY
COUNTY OF NY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~3,150,000~~ 19,125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20 day of October, 2022.

Notary Public

My commission expires:

SHELLY SAMRA
Notary Public, State of New York
Registration #02SA6298798
Qualified In New York County
Commission Expires March 17, 2026

Tennessee Certification of Electronic Document

I, Shifra Gelb, 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 10/24/2022 (date of document).

Shifra Gelb
Affiant Signature

8/17/2022
Date

State of New Jersey

County of Ocean

Sworn to and subscribed before me this 17th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/24

NOTARY'S SEAL

Yehudis Braun
Notary Public
State of New Jersey
My Commission Expires 12/12/2024