Karen Johnson Davidson County
Batch# 1011083 DEEDWARRSP
06/05/2023 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $94,535.93
20230605-0042307

This instrument was prepared by:

Berman, Boyle & Engel LLC
1777 Reisterstown Road, Suite 265
Baltimore, Maryland 21208
Attn: Meyer Berman, Esq.

Please return to:

Riverside Abstract, LLC
1 Paragon Drive, Suite 157
Montvale, NJ 07645
Att: Nathaniel Arnson

The maximum principal Indebtedness for Tennessee Recording purposes is $ 25,550,250.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FALCON VIEW, LLC, a Delaware limiting liability company, as to an undivided 71.84% interest, FALCON VIEW TIC II, LLC, a Delaware limiting liability company, as to an undivided 19.31% interest, and FALCON VIEW EXCHANGE LLC, a Delaware limited liability company, as to an undivided 8.85% interest, as tenants in common (collectively hereinafter called the "**Grantor**") by these presents does BARGAIN, sell and convey unto FALCON VIEW TN LLC, a Tennessee limited liability company (hereinafter called the "**Grantee**"), certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, together with all appurtenances and hereditaments thereunto belonging, and all improvements thereon, unto the said Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants to warrant and defend the title to said tracts or parcels of land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

(Signature page follows)

Attached to and part of
Special Warranty Deed
to Falcon View TN LLC
re: 201 East Palestine Avenue, Madison,
Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 31st day of May, 2023.

GRANTOR:

FALCON VIEW, LLC,
a Delaware limited liability company

By: _____
Name: Michael Netzer
Title: Authorized Person

FALCON VIEW TIC II, LLC,
a Delaware limited liability company

By: _____
Name: Michael Netzer
Title: Authorized Person

FALCON VIEW EXCHANGE LLC,
a Delaware limited liability company

By: _____
Name: Michael Netzer
Title: Authorized Person

STATE OF NEW JERSEY)
)
COUNTY OF OCEAN)

Before me, Abraham S. Rosenberg, a Notary Public in and for the County and State aforesaid, personally appeared **Michael Netzer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon affirmation, acknowledged himself to be (a) an Authorized Person of **FALCON VIEW, LLC,** a Delaware limited liability company, (b) an Authorized Person of **FALCON VIEW TIC II, LLC,** a Delaware limited liability company and (c) an Authorized Person of **FALCON VIEW EXCHANGE LLC**, a Delaware limited liability company, the within named grantors, and that he, as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the foregoing entities.

Witness my hand and seal at office in Lakewood, New Jersey, this 25 day of May, 2023.

_____
Notary Public

My Commission Expires: 10/12/2026

ABRAHAM S. ROSENBERG
Notary Public, State of New Jersey
Commission # 50174683
My Commission Expires 10/12/2026

PROPERTY ADDRESS:

201 East Palestine Avenue
Madison, TN 37115

NAME AND ADDRESS OF PROPERTY OWNER
AND MAIL NOTICES TO:

Falcon View TN LLC
1528 Shermer Road
Northbrook, IL 60062

Tax Parcel No.: 051-08-0-082.00

Title Agent Ref: RATN-50006

State Tax $_____
Register's Fees $_____
Recording Fee $_____
Total: $_____

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration for this transfer is $25,550,250

Affiant

Affirmed to and subscribed before me, this 26th day of May, 2023.

Notary Public

My Commission Expires: 8/22/25

OFFICIAL SEAL
ROBERT JC DAMON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 8/22/2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, Being all of Lot No. 8 of the Map of Montague, as of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, date September 21, 1966, and by survey made by John Kohl and Company, P.C., dated July 18, 2000, as revised November 30, 2000, Project Number 43987-356, as follows:

Beginning at a point which is north 65 degrees 40 minutes west 25.00 feet form the intersection of the centerline of Liberty Circle with the centerline of East Palestine Boulevard; thence with a curve to the right having a radius of 434.84 feet along the right of way of Liberty Circle through a complete circle 2732.19 feet to the Point of Beginning the above description is intended to describe a parcel which is a true circle, whose radius is 434.84 feet and whose radius point (center) is located North 65 degrees 40 minutes west 434.84 feet from the Point of Beginning.

Being and intended to be the same property conveyed to Falcon View LLC, a Delaware limited liability company and Falcon View Exchange LLC, a Delaware limited liability company, as tenants-in-common, pursuant to a Special Warranty Deed dated November 16, 2021 and recorded on November 29, 2021 in the Register's Office of Davidson County as instrument 20211129-0157149.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes and assessments for the year 2023 and beyond, a lien not yet due and payable;

2. Utility easements which benefit the real property hereby conveyed and which do not interfere with the continued use of such real property;

3. The state of facts disclosed on the survey prepared by CRE Surveys dated November 16, 2021, designated Project No. 21-8308-Site #001, and all additional matters that a subsequent accurate survey of the Property would show;

4. The lien of real property taxes, special assessments, if any, personal property taxes and all water, sewer, utility, trash and other similar municipal and other charges or assessments not yet due and payable;

5. Any laws, rules, regulations, statutes, ordinances, orders or other legal requirements affecting the Property;

6. The rights and interests held by tenants, as tenants only, under the apartment leases in effect as of the date this deed is delivered, and others claiming by, through or under such apartment lease;

7. The following matters:

    a. Matters shown on the Plan of record in Plat Book 421, Page 129, Register's Office for Davidson County, Tennessee.

    b. Terms and provisions of the Lease referenced in Memorandum of Lease of record in Book 9239, Page 970. Register's Office for Davidson County, Tennessee.

    c. Water Line Easement Agreement of record in the Register's Office of Davidson County, Tennessee at Instrument No. 20180215-0014959.

    d. Notice and Affidavit of Lien of record in the Register's Office of Davidson County, Tennessee at Instrument No. 20170224-0018648.

8. Matters affecting title created by or with the consent of Grantee and/or National Apartment Acquisitions LLC, an Illinois limited liability company.

True Copy Certification

I, Sarah Klitnick, do hereby make oath that I am 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 June 5, 2023.

Affiant Signature

June 5, 2023
Date

State of New Jersey

County of Bergen

Sworn to and subscribed before me this 5th day of June, 2023.

Notary's Signature

Aryeh Lazarus, Esq.
Attorney at Law
State of New Jersey