THIS INSTRUMENT PREPARED BY: Holland & Knight LLP 1901 Avenue of the Stars Suite 1200 Los Angeles, California 90067 Attention: Benjamin Bottehsazan, Esq.	Karen Johnson Davidson County Batch# 1022263 DEEDWARRSP 07/03/2023 11:37:30 AM 6 pgs Fees: $33.00 Taxes: $85,100.00 20230703-0050774

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
222 Rockaway Turnpike, Suite 3 Cedarhurst, NY 11516	914 Winthorne Dr. Nashville, Tennessee	120-05-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LION AVERY, LLC, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto AVERY VENTURES LLC, a Tennessee 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**"). This being the same property conveyed to Lion Avery, LLC, a Delaware limited liability company, by Special Warranty Deed from Glengarry Partners, a Tennessee general partnership, dated January 7, 2019 and recorded as instrument number 20190109-0002530 in the Register's Office of Davidson County, Tennessee.

The Property is improved property located at 914 Winthorne Dr., 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 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; Signature Appears on Following Page.*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 29th day of June, 2023.

LION AVERY, LLC,
a Delaware limited liability company

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

By: _____
Name: Mory Barak
Title: Authorized Signatory

The actual consideration or value, whichever is greater, for this transfer is $23,000,000.00.

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 June 6, 2023, 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

Real property located in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as:

BEGINNING at an iron pin in the southwesterly margin of Murfreesboro Road, which point is 370 feet, more or less, South 48 degrees 47 minutes East of a concrete monument set in the southwesterly margin of Murfreesboro Road at the easterly end of the curve in the intersection of Murfreesboro Road and Glengarry Drive; thence South 48 degrees 47 minutes East 191.10 feet to an iron pin in the margin of Murfreesboro Road; thence leaving said road, South 28 degrees 59 minutes East 363.5 feet to an iron pin; thence South 30 degrees 3 minutes West 356.5 feet to an iron pin; thence South 39 degrees 48 minutes West 197.7 feet to an iron pin in the northeasterly margin of Winthorne Drive; thence with said margin of Winthorne Drive, North 39 degrees 37 minutes West 244.20 feet to an iron pin; thence around a slight curve to the left having a radius of 651.4 feet, a distance of 105.30 feet to an iron pin; thence North 48 degrees 53 minutes West 308.2 feet to an iron pin at the beginning of a curve to the right having a radius of 25 feet; thence with said curve 38.72 feet to an iron pin in the easterly margin of Glengarry Drive; thence with said margin and a curve to the left having a radius of 427.2 feet, a distance of 282.71 feet to an iron pin in the margin of Glengarry Drive; thence South 80 degrees 26 minutes East 156.10 feet to an iron pin thence North 49 degrees 13 minutes, East 260.00 feet to the point of beginning.

This being the same property conveyed to Lion Avery, LLC, a Delaware limited liability company, by Special Warranty Deed dated January 7, 2019 from Glengarry Partners, a Tennessee general partnership, and recorded as instrument number 20190109-0002530 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants as tenants only under unrecorded leases.

2. Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.

3. Rights of automated service or laundry facility providers, if any.

4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.

5. Terms and provisions of the Lease Agreement made by and between Glengarry Heights Apts. and Home Coin Laundries dated June 1, 1976 and recorded on January 21, 1977 in Book 5107 Page 935.

6. Management Agreement made by and between Glengary, Ltd. and K.B. Property Management of Tennessee, Inc. recorded on July 14, 1980 in Book 5623 Page 898.

7. Terms and provisions of the Lease by and between Glengarry Partners, L.P. and Web Service Company, Inc. as evidenced by Memorandum of Lease dated June 7, 1991 and recorded on July 22, 1991 in Book 8401 Page 844.

8. Terms and provisions of the Lease by and between Glengarry Partners, L.P. d/b/a Glengarry Apartments and Web Service Company, Inc. as evidenced by Memorandum of Lease and Memorandum of Lease dated February 16, 1999 and recorded on May 10, 1999 in Book 11470 Page 904.

9. Grant of Easement granted to Comcast of Nashville I, LLC recorded on November 22, 2013 in Instrument No. 20131122-0120417.

10. The following matters disclosed in a survey prepared by Ernest C. Drake of AEI Consultants, Project/Job Number 395293 dated 12/18/2018:

a. Fences cross property lines by up to 3.9 feet;

b. Rights of others, both public and private, in and to mailbox, utility poles, guy wires, anchors, overhead wires, utility vaults, utility meters, utility boxes, flumes, utility lids, manholes and any other utility equipment on and crossing Property.

STATE OF New York
COUNTY OF Nassau

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 $2,000,000 ,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 12 day of June, 2023.

Notary PublicMy commission expires:

CHAIM C ZLOTOWITZ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Queens County
02ZL6308183
MY COMMISSION EXPIRES 7-21-2026

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 **June 29, 2023** (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