Karen Johnson Davidson County
Batch# 1056063 DEEDWARRSP
10/02/2023 10 08 47 AM 6 pgs
Fees $33 00 Taxes $148,740 00
20231002-0077013

This Instrument Prepared By.
Lillian R Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s).	Send Tax Bills to:	Map-Parcel No.
Charter Village Preservation, L.P 30 Hudson Yards, 72nd Floor New York, NY 10001	Charter Village Preservation, L.P. 30 Hudson Yards, 72nd Floor New York, NY 1001	043-11-0-190.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Forty Million Two Hundred Thousand and no/100 dollars ($40,200,000 00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of September, 2023.

Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

For and in consideration of the sum of Forty Million Two Hundred Thousand and no/100 dollars ($40,200,000.00), the receipt and sufficiency of which are hereby acknowledged, CV I, L.P , a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Charter Village Preservation, L.P., a New York limited partnership ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 333 Rio Vista Drive, Madison, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 29th day of September, 2023.

GRANTOR:

CV I, L.P., a Tennessee limited partnership

By: GHC Charter Associates LLC, a Delaware limited liability company, its general partner

By: Javelin RA 2022 Manager, LLC, A Delaware limited liability company, its non-member manager

By. _____
Matthew Finkle, Vice President

STATE OF New York
COUNTY OF New York

Before me, Gabrielle D'Agnillo, a Notary Public of said County and State, personally appeared Matthew Finkle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Javelin RA 2022 Manager, LLC, the manager of GHC Charter Associates LLC, the General Partner of CV I, L P , a Tennessee limited partnership, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing his name as Vice President.

Witness my hand and seal, this 21st day of September, 2023

_____
Notary Public

My Commission Expires:
8/1/2026

GABRIELLE D'AGNILLO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in NASSAU County
01DA6437661
MY COMMISSION EXPIRES 08/01/2026

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF RIO VISTA APARTMENTS - RIO VISTA DRIVE DEDICATION, RECORDED IN PLAT BOOK 4460, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ANDERSON LANE AND THE WEST RIGHT OF WAY OF RIO VISTA DRIVE;

THENCE ALONG SAID RIO VISTA DRIVE S 27 DEG. 53' 00" E, 1477.83 FEET,

THENCE CONTINUING ALONG SAID RIO VISTA DRIVE S 33 DEG. 30' 00" E, 370.61 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF RESERVED PARCEL "B" SHOWN ON THE PLAN OF ARCHWOOD ANNEX, RECORDED IN BOOK 6200, PAGE 66, R.O.D.C ;

THENCE LEAVING SAID RIO VISTA DRIVE S 60 DEG. 07' 16" W, 576.47 FEET TO A CONCRETE MONUMENT;

THENCE N 33 DEG. 37' 13" W, 239.98 FEET TO A CONCRETE MONUMENT;

THENCE N 84 DEG. 26' 15" W, 396.57 FEET TO A CONCRETE MONUMENT,

THENCE N 04 DEG. 53' 51" E, 219.91 FEET TO THE SOUTH RIGHT OF WAY OF ROOSEVELT AVENUE;

THENCE ALONG SAID ROOSEVELT AVENUE S 85 DEG. 06' 09" E, 62.10 FEET TO THE EAST TERMINUS OF SAID ROOSEVELT AVENUE;

THENCE N 01 DEG. 55' 15" E, 50.07 FEET TO THE NORTHEAST TERMINUS OF ROOSEVELT AVENUE;

THENCE ALONG THE NORTH RIGHT OF WAY OF ROOSEVELT AVENUE N 85 DEG. 06' 09" W, 59.50 FEET TO THE SOUTHEAST CORNER OF LOT 58 ON THE PLAN OF ARCHWOOD ACRES, SECTION ONE, RECORDED IN PLAT BOOK 2133, PAGE 120, R.O.D.C.;

THENCE LEAVING SAID ROOSEVELT AVENUE N 04 DEG. 53' 51" E, 200.00 FEET TO A CONCRETE MONUMENT;

THENCE N 50 DEG. 45' 43" E, 68.65 FEET TO A CONCRETE MONUMENT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID ARCHWOOD ACRES, SECTION ONE, N 01 DEG. 54' 36" E, 508.88 FEET,

THENCE N 27 DEG. 08' 14" W, 361.45 FEET TO AN IRON PIPE IN THE SOUTHERLY LINE OF ARCHWOOD ACRES, SECTION TWO, RECORDED IN PLAT BOOK 2331, PAGE 12, R.O.D C.,

THENCE N 67 DEG. 17' 28" E, 193.04 FEET TO THE SOUTHEAST CORNER OF LOT 44 SHOWN ON SAID PLAN OF ARCHWOOD ACRES, SECTION TWO;

THENCE ALONG THE EAST LINE OF SAID LOT 44 N 01 DEG. 54' 36" E, 247.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.18 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE ALTA/ACSM LAND TITLE SURVEY, DATED APRIL 2, 2007, PREPARED BY PATRICK S. COODE, TENNESSEE RLS 855, JOHN KOHL AND COMPANY, P.C., 400 SEVENTH AVENUE, SOUTH, NASHVILLE, TENNESSEE 37203, PROJECT NO. 6570.001.

Being the same property conveyed to CV I, L.P., a Tennessee limited partnership by Warranty Deed from National Homes Trust XII, Inc., a District of Columbia nonprofit corporation of record in Instrument 200704050040960, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Subject to all matters shown on the plan of record in Plat Book 4460, page 144, in said Register's Office.

2. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 20110105-0001312, in said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson Couinty of record in Book 5357, Page 343, in said Regıster's Office

4. Grant of Easement granted to Comcast of Nashville, LLC of record in Instrument 201007200056813, Register's Office for Davıdson County, Tennessee

5. Tax Regulatory Agreement of record in Instrument 199912220306283, Register's Office for Davidson County, Tennessee Amended and Restated Tax Regulatory Agreement of record in Instrument 200112270142814, said Register's Office. Second Amended and Restated Tax Regulatory Agreement of record in Instrument 200704050040961, said Register's Office. Amendment to Second Amended and Restated Tax Regulatory Agreement of record in Instrument No. 20200701-0071446, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, filed for record as Instrument No. 20210730-0102800, in said Register's Office.

7. Rights and claims of parties ın possession.

8. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.

9. Matters shown on the Survey by Ernest C. Drake, TRLS# 2604, dated December 19, 2022, last revised September 27, 2023, as Job No. 469667.