Karen Johnson Davidson County
Batch# 1056246 DEEDWARRSP
10/02/2023 02:18:30 PM 8 pgs
Fees: $43.00 Taxes: $7,165.42
20231002-0077322

Prepared by:
McDermott Will & Emery LLP
444 West Lake Street, Suite 4000
Chicago, IL 60606

After recordation, return to:
Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201
Attention: Whitney McElroy

New Owner's Name/Address:
VISHALCS Bellevue, LLC
1701 Winterset Pointe
Athens, AL 35613
Attn: Chandra Koneru

Send Tax Bills To:
1701 Winterset Pointe
Athens, AL 35613
Attn: Chandra Koneru

Map Parcel No.
142-00-0-012.00

SPECIAL WARRANTY DEED

BRE KNIGHT SH TN OWNER LLC, a Delaware limited liability company (herein "**Grantor**") for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto **VISHALCS BELLEVUE, LLC**, a Tennessee limited liability company ("**Grantee**"), certain real property located in the City of Nashville, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to those matters set forth on Exhibit B hereto (collectively, the "**Permitted Encumbrances**").

Being the same property conveyed to Grantor by deed of record as Instrument No. 20170405-0033315, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 8118B Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee

simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

[Remainder of page left blank]

EXECUTED as of September 29, 2023.

BRE KNIGHT SH TN OWNER LLC,
a Delaware limited liability company

By: _____
Name: Marshall Nevins
Title: Managing Director and Vice President

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall Nevins with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Director and Vice President of BRE Knight SH TN Owner LLC, a Delaware limited liability company, the within named bargainor, and that he as such Managing Director and Vice President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Director and Vice President of BRE Knight SH TN Owner LLC.

WITNESS my hand and Official Seal at office, this 1st day of August, 2023.

_____
Notary Public

My Commission Expires 5/31/23. [Affix Notary Seal]

Kathia Boisrond
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO6432646
Qualified in Kings County
Commission Expires 5/31/2026

***

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,936,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature Page Follows]

STATE OF Alabama)
COUNTY OF Limestone)

GRANTEE:

VISHALCS BELLEVUE, LLC
a Tennessee limited liability company

By: _____
Chandra Koneru, Member

By: _____
Vijaya Koneru, Member

Subscribed and sworn to before me this 29th day of Sept, 2023.

_____
Notary Public

My Commission Expires March 23, 2027 [Affix Notary Seal]

CHRISTY L SMITH
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 23, 2027

51816485 v1

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 9 and 10, Bellevue Professional Park of record in Book 9700, Page 782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BRE Knight SH TN Owner LLC, by deed of record in Instrument No. 20170405-0033315, dated March 29, 2017 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

(Permitted Exceptions)

1. Real estate taxes and assessments not yet delinquent.

2. Any laws, rules, regulations, statutes, ordinances, orders or other legal requirements currently affecting the Property or any portion thereof or hereafter imposed by any Governmental Entity, including, without limitation, all zoning, land use, building and environmental laws, rules, regulations, statutes, ordinances, orders or other legal requirements, including landmark designations and all zoning variance and special exceptions, if any.

3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts which a current survey of the Property would disclose or which are disclosed by the public records as of the date hereof.

4. Rights or claims or parties in possession not shown by the public records.

5. Easements, or claims of easements, not shown by the public records.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 142-00-0-012.00.

8. Matters shown on the Plan of record in Plat Book 9700, page 782, said Register's Office.

9. Stormwater Detention Agreement of record in Book 11194, page 2, said Register's Office.

10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20070823-0100581, said Register's Office.

11. Agreement for Dedication of Easement for Water Line of record in Book 7803, page 658, said Register's Office.

12. 20' joint access easement as shown on Plat Book 6900, page 901, said Register's Office.

13. Non-exclusive easement for ingress-egress as set out in Note 8 of Plat Book 6900, page 901, said Register's Office.

14. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964, and amended of record as Instrument No. 20040528-0062845, said Register's Office.

Tennessee Certification of Electronic Document

I, Kim S. Spahr, 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 9/29/23 (date of document).

Kim S. Spahr
Affiant Signature

10/2/23
Date

State of ILLINOIS

County of COOK

Sworn to and subscribed before me this 2 day of October, 2023.

OFFICIAL SEAL
AGNIESZKA ZABOROWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/18/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/18/26

NOTARY'S SEAL