1st

FROM:
Nashville Portfolio Madison Square, LLC
c/o Bridge Investment Group Holdings LLC
111 E. Sego Lily Drive, Suite 400
Sandy, Utah 84070

This instrument was prepared by:
Holly Peck
Curtis R. Ward, P.C.
68 South Main Street, Suite 800
Salt Lake City, Utah 84101

TO:
Hickory Chase Owner LLC
Hickory Chase TIC II Owner LLC
Hickory Chase TIC III Owner LLC
Hickory Chase TIC IV Owner LLC
Hickory Chase TIC V Owner LLC
400 Boulevard of the Americas, Suite 405
Lakewood, New Jersey 08701

Karen Johnson Davidson County
Batch# 1067080 DEEDWARRSP
11/01/2023 12:39:30 PM 8 pgs
Fees: $43.00 Taxes: $183,362.75
20231101-0085476

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
c/o Concordia Properties	Same	042-11-0-086
400 Boulevard of the Americas, Suite 405		042-11-0-087
Lakewood, New Jersey 08701		042-11-0-059

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 of which is hereby acknowledged, **NASHVILLE PORTFOLIO MADISON SQUARE, LLC**, a Delaware limited liability company (hereinafter called the "**Grantor**") by these presents does transfer, sell and convey unto **HICKORY CHASE OWNER LLC**, a Delaware limited liability company, as to an undivided 16.37% interest, **HICKORY CHASE TIC II OWNER LLC**, a Delaware limited liability company, as to an undivided 32.41% interest, and **HICKORY CHASE TIC III OWNER LLC**, a Delaware limited liability company, as to an undivided 43.59% interest, **HICKORY CHASE TIC IV OWNER LLC**, a Delaware limited liability company, as to an undivided 4.50% interest, and **HICKORY CHASE TIC V OWNER LLC**, a Delaware limited liability company, as to an undivided 3.13% interest, as tenants in common (hereinafter collectively called the "**Grantee**"), and Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and all improvements thereon (collectively, the "**real property**").

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

This is improved property located at 600, 515 and 510 Heritage Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining, to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the real property, rights, and appurtenance to Grantee, and

Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not otherwise. ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor. 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.

[*Signature and Acknowledgment on Following Page*]

202311010085476

[Hickory Chase – Deed – Grantor Signature Page]

GRANTOR:

NASHVILLE PORTFOLIO MADISON SQUARE, LLC, a Delaware limited liability company

By: BRIDGE WORKFORCE HOLDINGS LLC, a Delaware limited liability company
Its: Sole and Managing Member

By:_____
Name: Jonathan P. Slager
Its: Manager

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

Before me, Debra Findlay, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan P. Slager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Bridge Workforce Holdings LLC, a Delaware limited liability company, sole and managing member of Nashville Portfolio Madison Square, LLC, a Delaware limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal at office in Sandy, Utah, this 12 day of October, 2023.

Debra Findlay
Notary Public

My Commission Expires: 11/4/23

DEBRA FINDLAY
Notary Public State of Utah
My Commission Expires on:
November 4, 2023
Comm. Number: 709102

STATE OF Texas)
COUNTY OF Dallas)

The actual consideration or value, whichever is greater, for this transfer is $ 49,557,500.00.

Affiant

Sworn to and subscribed before me, this 30 day of October, 2023.

Notary Public

My Commission Expires: 05-24-2025

NANCY CARDENAS
My Notary ID # 124475193
Expires May 24, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Parcel I:

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 3 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the west side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin new in the northerly property line of the Metro Government Madison Library Branch property recorded in Deed Book 4843, page 733 (R.O.D.C., TN) and on the westerly right-of-way of Heritage Drive, also being the southeast corner of said Lot 3;

Thence, N 88 deg. 52' 16" W, 269.70' with said Metropolitan Government's north line to an iron pin old in the east line of the Ascension Evangelical Lutheran Church property recorded in Deed Book 8888, page 778 (R.O.D.C., TN);

Thence, with said Church's property as follows:
N 02 deg. 22' 01" W, 113.09' to an iron pin old;
N 82 deg. 29' 09" W, 40.17' to an iron pin old;
N 29 deg. 39' 46" W, 131.97' to an iron pin old;
N 83 deg. 06' 00" W, 43.26' to an iron pin old in the line of said Church's property and being the southeastern comer of Lot 5 of the William W. Gray Subdivision recorded in Plat Book 6900, page 388;

Thence, N 06 deg. 29' 23" E, 130.12' to a concrete monument old, 0.35' from an iron pin found and being the southwest corner of Lot 1 on the final plat of Heritage Village Section Two recorded in Plat Book 4460, page 160 (R.O.D.C., TN);

Thence, with the southerly line of said Lot 1, N 82 deg. 27' 01" E, 187.33' to an iron pin old in the west right-of-way of Heritage Drive;

Thence, along a curve to the left having a radius of 390.00', a delta of 37 deg. 11' 28", a chord bearing and distance of S 25 deg. 59' 20" E, 248.73', along an arc length of 253.15' to an iron old;

Thence, S 44 deg. 35' 04" E, 81.77' to an iron pin old;

Thence, along a curve to the right having a radius of 200.00', a delta of 37 deg. 16' 43", a chord bearing and distance of S 25 deg. 43' 05" E, 127.84', along an arc length of 130.13' to the POINT OF BEGINNING, containing 88,128 square feet or 2.023 acres, more or less, described according to a survey no. 2017089-52-10, dated 6-30-17, prepared by Michael R. Williams TN RLS No. 1906, HFR Design, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

Parcel II:

Being property in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 1 and 2 on the Plat of Heritage Village Section One recorded in Plat Book 5200, Page 166 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) and lying on the north side of Old Hickory Boulevard and on the east side of Heritage Drive and being more particularly described as follows:

BEGINNING at an iron pin old at the radius return of the northeast corner of Heritage Drive and Old Hickory Boulevard, being the southwestern corner of said Lot 2;

Thence, with the east R.O.W. of Heritage Drive N 01 deg. 20' 54" E, 53.10' to an iron pin old;

Thence, along a curve to the left having a radius of 300.00', a delta of 45 deg. 52' 00", a chord bearing and distance of N 21 deg. 35' 06" W, 233.80' along an arc length of 240.16' to an iron pin old;

Thence, N 44 deg. 31' 06" W, 120.37' to a PK Mag-nail new;

Thence, along a curve to the right having a radius of 330.00', a delta of 67 deg. 50' 00", a chord bearing and distance of N 10 deg. 36' 06" W, 368.27', along an arc length of 390.69' to a PK Mag-nail new;

Thence, N 23 deg. 18' 54" E, 181.30' to an iron pin old;

Thence, along a curve to the left having a radius of 825.00', a delta of 08 deg. 22' 49", a chord bearing and distance of N 19 deg. 07' 30" E, 120.56', along an arc length of 120.67' to an iron pin old and being the northwestern corner of said Lot 2 and at the southwesterly corner of the Heritage Village Condominiums recorded in D.B. 4758, Page 179 (R.O.D.C., TN);

Thence, S 83 deg. 13' 42" E, 870.08' to an iron pin old in a fence, being the northeastern corner of said Lot 2 and in the west line of Lot 9 of the Gridiron Heights recorded in Plat Book 2330, Page 37(R.O.D.C., TN);

Thence, S 07 deg. 22' 54" W, 302.68' to a concrete monument old in the north margin of Pima Road and being the southwestern corner of Lot 1 of the Resub. of Lot 10 Gridiron Heights Subdivision recorded in Plat Book 6200, Page 882 (R.O.D.C., TN);

Thence, N 85 deg. 04' 06" W, 32.00' to an iron pin old at the intersection of the west margin of Gray Avenue and the north margin of Pima Road;

Thence, S 07 deg. 09' 04" W, 636.12' to an iron pin new;

Thence, along a curve to the right having a radius of 25.00', a delta of 87 deg. 19' 57", a chord bearing and distance of S 50 deg. 46' 25" W, 34.52', along an arc length of 38.11' to an iron pin old in the north margin of Old Hickory Boulevard;

Thence, along a curve to the left having a radius of 11,505.16', a delta of 02 deg. 40' 49", a chord bearing and distance of N.86 deg. 56' 19" W, 538.18', along an arc length of 538.23' to an iron pin old;

Thence, along a curve to the right having a radius of 25.00', a delta of 89 deg. 37' 38", a chord bearing and distance of N 43 deg. 27' 55" W, 35.24', along an arc length of 39.11' to the POINT OF BEGINNING, containing 798,355 square feet or 18.328 acres, more or less, described according to a survey no. 2017089-52-10, dated 6-30-17, prepared by Michael R. Williams TN RLS No. 1906, HFR Design, Inc., P.O. Box 1974, Brentwood, Tennessee, 37224-1974.

Being the same property conveyed to Nashville Portfolio Madison Square, LLC, a Delaware limited liability company in Instrument 201509160094142, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.

2. Easement(s) and/or right(s) of way to Metropolitan Government of Nashville and Davidson County, dated June 13, 1963, and recorded June 18, 1963, in Book 3573, Page 343, Register's Office of Davidson County, Tennessee.

3. Right-of-Way Deed for Highway Purposes to Metropolitan Government of Nashville and Davidson County, dated November 25, 1974, and recorded November 26, 1974, in Book 4871, Page 346, Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 11, 1984, and recorded July 20, 1984, in Book 6342, Page 395, Register's Office of Davidson County, Tennessee.

5. Easements shown on the Plat of Heritage Village Section One recorded in Plat Book 5200, page 166, Register's Office for Davidson County, Tennessee.

6. Survey Project No. 237547 prepared by Michael R. Williams, TN RLS No. 1906 of Wold Architects and Engineers and dated 6-30-2017, revised and updated 10-11-1012, last revised 10-24-2023 indicates the following:
   a. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements (Parcels I and II);
   b. Rip-Rap Ditch and Drainage Ditch crossing in easterly portion (Parcel I);
   c. Rip-Rap Ditch crossing in southwesterly corner (Parcel II);
   d. Concrete Patios across sanitary sewer easement by 2.1 +/- to 2.6 +/- in easterly line (Parcel II).

Tennessee Certification of Electronic Document

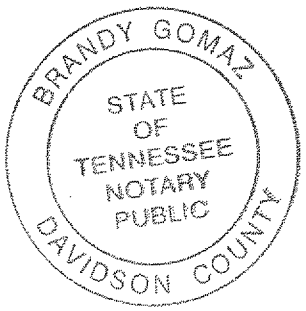
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 30, 2023 (date of document).

Affiant Signature

11/1/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of November, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25