Karen Johnson Davidson County
Batch# 1067679 DEEDWARRSP
11/02/2023 12:41:30 PM 6 pgs
Fees: $33.00 Taxes: $15,910.00
20231102-0085910

THIS INSTRUMENT PREPARED BY AND UPON RECORDING, PLEASE RETURN TO:

Robert M. Poppell, Esq.
AKERMAN LLP
420 South Orange Avenue, 12th Floor
Orlando, Florida 32801
(407) 423-4000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30 day of October, 2023 by and among **MT. VIEW CROSSING LLC,** a Tennessee limited liability company ("**Grantor**") and **OV 07 MT VIEW, LLC,** a Florida limited liability company, whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "**Real Property**") in Davidson County, Tennessee, more particularly described as follows:

See **Exhibit "A"** attached hereto and incorporated herein

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the

Grantor, but not otherwise; (4) that the Real Property is free of all encumbrances, except real estate taxes or assessments for the year 2023 and subsequent years which are not yet due and payable.

The Real Property is not the homestead of Grantor nor is it adjacent to Grantor's homestead property.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

"GRANTOR"

TRANSFEROR:

MT. VIEW CROSSING, LLC, a Tennessee limited liability company

By: _____
Name: Tom Muhsin
Title: Authorized Signer

STATE OF Tennessee)
)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 27th day of October, 2023 by means of ☑ physical presence or ☐ online notarization by _____, who ☑ is personally known to me or ☐ produced _____ as identification.

_____
Notary Public - State of TN
Printed Name: Hannah Kolb
Commission Number: _____
Commission Expiration: 9/2/2024

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

71759318;1

Exhibit "A"
Legal Description

A PARCEL OF LAND LYING IN THE 33RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY CASCADES APARTMENTS, LLC. QC- 20171229 0132385, PL- 20220207 0013822, & GEORGE RIDDLE D.B.-00011004 0000250 (R.O.D.C.,TN) ON THE NORTH, MT. VIEW RD. ON THE EAST, MURFREESBORO PIKE ON THE SOUTHWEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF CASCADES APARTMENTS LLC. TRACT, WHICH IS ON THE EASTERN MARGIN OF MURFREESBORO PIKE; THENCE, FOLLOWING A FENCE WITH THE SOUTH LINE OF CASCADES APARTMENTS LLC. S 84°35'44" E FOR A DISTANCE OF 381.99' TO A FENCE CORNER POST BEING THE NORTHWEST CORNER OF THE GORGE RIDDLE TRACT; THENCE, WITH THE GEORGE RIDDLE TRACT'S WEST LINE S 21°07'53" E FOR A DISTANCE OF 151.31' TO AN IRON PIN FOUND (NO CAP); THENCE, WITH RIDDLE'S SOUTH LINE S 85°04'14" E FOR A DISTANCE OF 134.18' TO AN IRON PIN (NO CAP) ON THE WESTERN RIGHT OF WAY MT. VIEW ROAD; THENCE, WITH SAID RIGHT OF WAY FOR THE FOLLOWING CALLS: S 08°13'22" W FOR A DISTANCE OF 296.99' TO AN IRON PIN; THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 287.78', A RADIUS OF 501.85', A CHORD BEARING OF S 24°38'08" W, AND A CHORD LENGTH OF 283.85', TO A POINT, BEING THE NORTHEASTERN INTERSECTION OF MURFREESBORO PIKE AND MT. VIEW ROAD; THENCE, WITH THE EASTERN RIGHT OF WAY OF MURFREESBORO PIKE FOR THE FOLLOWING CALLS: N 31°02'13" W FOR A DISTANCE OF 352.50' TO A POINT; THENCE, N 27°15'40" W FOR A DISTANCE OF 493.36' TO THE POINT OF BEGINNING, HAVING AN AREA OF 210,118 SQ FT. 4.824 AC. +/-

BEING THE SAME PROPERTY CONVEYED TO MT. VIEW CROSSING, LLC BY WARRANTY DEED FROM FRANCES MCCOLLUM OF RECORD IN BOOK 11201, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 3, 1998 AND RECORDED ON NOVEMBER 12, 1998.

PARCEL ID: 1640600004500 (Davidson County Property Map)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $4,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Charles Whittall

Sworn to and subscribed before me this 25th of October, 2023.

Notary Public

AMY M BARNARD
Notary Public - State of Florida
Commission # HH 000518
My Comm. Expires May 17, 2024
Bonded through National Notary Assn.

My commission expires: 5/17/24

Name and address of Grantee
and send tax bills to:
OV 07 Mt View, LLC
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819

Tax Map/Parcel:

164-00-0-045.00

Tennessee Certification of Electronic Document

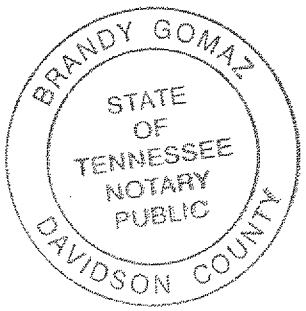
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to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

Affiant Signature

11/2/2023
Date

State of Tennessee
County of Williamson

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



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25