Karen Johnson Davidson County
Batch# 1083924 DEEDWARRSP
12/19/2023 02:27:30 PM 7 pgs
Fees: $38.00 Taxes: $82,325.00
20231219-0097905

This Instrument Prepared By:
Kyle Arndt, Esq.
Bocarsly Emden Cowan Esmail & Arndt, LLC
633 West Fifth Street, Suite 5880
Los Angeles, CA 90071

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map Parcel No.
1600 Rosecrans Ave., Manhattan Beach, California 90266	1600 Rosecrans Ave., Manhattan Beach, California 90266	161-00-0136

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Hickory Forest Housing I, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Hickory Housing I, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, containing acres more or less, 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 known as Hickory Forest Apartments, Nashville, Davidson County, Tennessee.

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 against all acts of the Grantor herein and no other but not further or otherwise.

[SIGNATURE PAGES FOLLOW]

Witness my hand this day of December 15, 2023.

Hickory Forest Housing I, LLC,
a Tennessee limited liability company

By: Hickory Forest Housing, LLC,
a California limited liability company,
its sole member

By: _____
Richard Siebert, Manager

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)
) SS.
COUNTY OF Los Angeles)

On December 12, 2023, before me, Kikuye A. Inouye, a Notary Public in and for said State, personally appeared, Richard Siebert, 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(ies) 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.

Kikuye A. Inouye
Signature of Notary Public

[SEAL]

KIKUYE A. INOUYE
Notary Public - California
Los Angeles County
Commission # 2386671
My Comm. Expires Dec 13, 2025

60090546.2

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 22,250,000.00

Affiant

Subscribed and sworn before me, this 19th day of December, 2023.

Notary

LORI A. ALLISON
Notary Public - California
San Bernardino County
Commission # 2324988
My Comm. Expires Apr 15, 2024

Exhibit "A"

Legal Description

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED AT THE TERMINUS OF OCALA DRIVE WEST OF NOLENSVILLE ROAD BEING RESERVE PARCEL "C", AS SHOWN ON THE PLAN OF GREENLEAF HEIGHTS OF RECORD IN BOOK 5200, PAGE 260, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE TERMINUS OF OCALA DRIVE, SAID POINT BEING 1508 FEET, MORE OR LESS, WEST OF THE WEST MARGIN OF NOLENSVILLE ROAD BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND IN THE NORTH LINE OF RESUBDIVISION OF LOT ONE, HICKORY VIEW COMMERCIAL PARK OF RECORD IN PLAT BOOK 9700, PAGE 981, R.O.D.C.;

THENCE, LEAVING OCALA DRIVE WITH THE NORTH LINE OF SAID HICKORY VIEW COMMERCIAL PARK, SOUTH 80 DEGREES, 43 MINUTES, 36 SECONDS WEST, 269.22 FEET TO AN IRON PIN;

THENCE WITH THE NORTH LINE OF CONSOLIDATION PLAT, HICKORY POINT SUBDIVISION OF RECORD IN INSTRUMENT NO. 200406100069045, R.O.D.C., SOUTH 80 DEGREES, 48 MINUTES 17 SECONDS WEST, 552.41 FEET TO AN IRON PIN;

THENCE WITH THE EAST LINE OF SECTION 2, MCMURRAY WOODS OF RECORD IN PLAT BOOK 4660, PAGE 43, R.O.D.C., NORTH 08 DEGREES 08 MINUTES 27 SECONDS EAST, 191.19 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE EAST LINE OF SECTION ONE, MCMURRAY WOODS OF RECORD IN PLAT BOOK 4675, PAGE 6, R.O.D.C., NORTH 6 DEGREES 18 MINUTES 40 SECONDS EAST, 300.31 FEET TO AN IRON PIN;

THENCE WITH THE SOUTH LINE OF GREENLEAF HEIGHTS, PHASE II OF RECORD IN PLAT BOOK 6900, PAGE 762 R.O.D.C. AND RESUBDIVISION OF RESERVE PARCEL "B", GREENLEAF HEIGHTS OF RECORD IN PLAT BOOK 5200, PAGE 665, R.O.D.C., NORTH 68 DEGREES 19 MINUTES 35 SECONDS EAST, 727.99 FEET TO AN IRON PIN;

THENCE WITH THE WEST LINE OF HICKORY WOODS APARTMENTS OF RECORD IN BOOK 8306, PAGE 727, R.O.D.C., SOUTH 18 DEGREES 20 MINUTES 59 SECONDS EAST, 119.94 FEET TO AN IRON PIN;

THENCE SOUTH 27 DEGREES 31 MINUTES 14 SECONDS EAST, 252.96 FEET TO A POINT;

THENCE SOUTH 52 DEGREES 04 MINUTES 50 SECONDS WEST, 185.88 FEET TO AN IRON PIN;

THENCE SOUTH 44 DEGREES 10 MINUTES 21 SECONDS EAST, 160.04 FEET TO A POINT IN THE NORTH MARGIN OF OCALA DRIVE;

THENCE WITH SAID MARGIN SOUTH 45 DEGREES 49 MINUTES 39 SECONDS WEST, 46.63 FEET TO A POINT;

THENCE WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 40 DEGREES 43 MINUTES 48 SECONDS, A RADIUS OF 40.00 FEET AND A CHORD OF SOUTH 24 DEGREES 48 MINUTES 29 SECONDS WEST, 27.84 FEET FOR AN ARC LENGTH OF 28.44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HICKORY FOREST HOUSING I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM HICKORY FOREST II, L.P., A TENNESSEE LIMITED PARTNERSHIP,

OF RECORD IN INSTRUMENT NO. 202203150029944, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE,

Certificate of Authenticity

I, Roger W. Derzo, 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 December 15, 2023.

Date

Affiant Signature

12-18-23

Date

State of Calif.

County of San Bernardino

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

My Commission Expires: April 15, 2024

Date

Notary's Seal (if on paper)

LORI A. ALLISON
Notary Public - California
San Bernardino County
Commission # 2324988
My Comm. Expires Apr 15, 2024