Karen Johnson Davidson County
Batch# 1086140 DEEDWARRSP
12/28/2023 09:02:30 AM 6 pgs
Fees: $33.00 Taxes: $12,440.88
20231228-0099595

This instrument prepared by:
Hannah Cassidy
Reno & Cavanaugh PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

with copy to:
Emily Jung Ayers
Jae Law Group, PLLC
1717 West 6th Street, Suite 262
Austin, Texas 78703

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Joseph Ave Partners, LP 9020 Overlook Blvd, Suite 120 Brentwood, TN 37027	Joseph Ave Partners, LP c/o Holladay Ventures, LLC 9020 Overlook Blvd, Suite 120 Brentwood, Tn 37027	08206010600 08207054700

STATE OF Georgia)
COUNTY OF Fulton)

The actual consideration for this transfer is Three Million Three Hundred Sixty-Two Thousand Four Hundred and 00/100 Dollars ($3,362,400.00).

Regina Yoho
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of December, 2023.

Jessica Robertson
Notary Public

My Commission Expires: 8/27/27

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027

FOR AND IN CONSIDERATION of the sum of Three Million Three Hundred Sixty-Two Thousand Four Hundred and 00/100 Dollars ($3,362,400.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MERIDIAN LAND OWNER, LLC**, a Delaware limited liability company (herein referred to as "**Grantor**") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **JOSEPH AVE PARTNERS, LP,** a Tennessee limited partnership (herein referred to as "**Grantee**"), its heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

That certain real property located in Nashville, Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporate herein (the "**Property**").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrances, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, the restrictions, rights, reservations, encumbrances and other matters set forth on Exhibit B, and 2023 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its heirs/successors, and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[SIGNATURE PAGE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the 19th day of December, 2023, to be effective as of December 21, 2023.

GRANTOR:

MERIDIAN LAND OWNER, LLC,
a Delaware ~~limited~~ liability company

By: _____
Name: ~~Brent D~~. Heath
Title: Vice President

STATE OF Texas

COUNTY OF Travis

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Brent D. Heath, 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 Meridian Land Owner, LLC, the within named bargainor, a Delaware limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer of the limited liability company.

Witness my hand and seal, in the aforesaid county and state, this 19th day of December, 2023.

_____
Notary Public

My Commission expires: 2.14.2026

EMILY GUILLORY
NOTARY PUBLIC
STATE OF TEXAS
ID 133587750
EXP. 02-14-2026

EXHIBIT A

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1 and 2, on the Plan of Resubdivision of Lane College Housing, as shown on Plat of record in Instrument 202312190097753, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Riverchase Holdings, LP, a Texas limited partnership by Special Warranty Deed from Riverchase Apartments TN LLC, a Delaware limited liability company, dated 06/30/2017, of record in Instrument 201707050067323, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Meridian Land Owner, LLC, a Delaware Limited Liability Company by Special Warranty Deed from Riverchase Holdings, LP, Texas Limited Partnership, dated 12/02/2021, of record in Instrument 202112070161986, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for 2024 and subsequent years, a lien not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. All matters shown on the plat of record in Plat Book 4175, Page 35, in the Register's Office for Davidson County, Tennessee.
4. Easements retained by the Metropolitan Government of Nashville and Davidson County Tennessee under Bill No. 064-257 and Bill No. 099-1704, of record in the Metropolitan Clerk's Office.
5. Grant of Easement of record in Instrument 201509110092388, in the Register's Office for Davidson County, Tennessee.
6. Lack of direct right of access to and from Dickerson Pike, also known as US Highway 41 and US Highway 31W, a controlled access highway.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems between Meridian Land Owner, LLC, and Metropolitan Nashville – Davidson County of record in Instrument No. 20231114-0088790, in said Register's Office.
8. The following matters shown on that certain ALTA/NSPS Land Title Survey conducted by Brad Tyson Thomas, TN RLS # 431, Barge Design Solutions, dated 10/17/2023, last revised 11/14/2023, and designated File No. 3782503: overhead power lines various places throughout Lot One and Lot Two and 12-inch storm line crossing into Alley 307.
9. All matters shown on the plat of record in Plat Instrument 202312190097753, in the Register's Office for Davidson County, Tennessee.
10. That certain Amended and Restated Meridian Community Benefits Agreement, recorded simultaneously with this Deed in the Register's Office for Davidson County, Tennessee.
11. That certain Memorandum, Assumption and Amendment of Meridian Construction and Resident Move Out Benefits Agreement, recorded simultaneously with this Deed in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Regina Yoho do hereby make oath that I am an employee of Stewart Title Guaranty Company – Commercial Services and/or 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 21, 2023.

Regina Yoho
Affiant
Date: 12-27-2023

STATE OF Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 27th day of December, 2023.

Jessica Robertson
Notary Public

My Commission Expires: 8-27-27

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027