Karen Johnson Davidson County
Batch# 1112813 DEEDWARR
03/19/2024 01:47:30 PM 7 pgs
Fees: $38.00 Taxes: $24,508.80
20240319-0018967

This instrument prepared by
And After Recording Return to:
Alexander Ricks PLLC
1420 E. 7th Street, Suite 100
Charlotte, NC 28204

First American Title
National Commercial Services
NCS File # 1203560

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
TRC Hanover Ridge, LLC 13240 S Sunset Stream Way Draper, Utah 84020	TRC Hanover Ridge, LLC 13240 S Sunset Steam Way Draper, Utah 84020	Map 163, Parcel 297

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

HANOVER RIDGE APARTMENTS, LP, a North Carolina limited partnership (hereinafter called "**Grantor**"), whose address is 1515 Mockingbird Lane, Suite 410, Charlotte, NC 28209, Attention: Brannon Fitch, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by TRC HANOVER RIDGE, LLC, a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 13240 S Sunset Stream Way, Draper, Utah 84020, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the real property described in ***Exhibit A*** attached hereto and made a part hereof, this is improved property, known as

2925 Baby Ruth Lane, Antioch, TN 37013
(House Number) (Street) (City) (State) (Zip)

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-

of-way, subject only to the encumbrances described in ***Exhibit B*** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise, subject only however, to the Permitted Encumbrances.

IN WITNESS WHEREOF, this Deed is executed by Grantor on this 15th day of March, 2024, to be effective as of March 19, 2024.

HANOVER RIDGE APARTMENTS, LP

By: Hanover Ridge GP, LLC, its General Partner

By: Linville Capital, LLC, its Manager

By: _____
Brannon E. Fitch, Manager

STATE OF Georgia §
§
COUNTY OF Glynn §

This instrument was acknowledged before me on March 15, 2024 by Brannon E. Fitch, Manager of LINVILLE CAPITAL, LLC, which is the Manager of HANOVER RIDGE GP, LLC, which is the General Partner of HANOVER RIDGE APARTMENTS, LP, a North Carolina limited partnership, on behalf of said ROYCE HILL, LP.

_____
Notary Public, State of

My Commission Expires: Print Name of Notary

Jaime M. Thornton
JAIME M THORNTON
MY COMMISSION EXPIRES
MAY 02 2025
GLYNN COUNTY, GA
NOTARY PUBLIC

The address of Grantee is:

13240 S Sunset Stream Way
Draper, Utah 84020

03477-004/00521439

STATE OF Georgia
COUNTY OF Glynn

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $ 6,624,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2024.

NOTARY PUBLIC

My Commission expires:

JAIME M THORNTON
NOTARY PUBLIC
GLYNN COUNTY, GA
MY COMMISSION EXPIRES
MAY
02
2025

03477-004/00521439

EXHIBIT A
To Special Warranty Deed

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Parcel One:
Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee, lying north and east of Mt. View Road and eastwardly of Bell Forge Parkway, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated June 10, 1985, and last revised November 18, 1986, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being S 67° 15' 41" E, 634.68 feet from the easterly return of Bell Forge Parkway; thence, N 37° 03' 26" E, 53.32 feet to a point; thence, N 16° 09' 33" W, 32.30 feet to a point; thence, N 43° 50' 34" E, 113.67 feet to a point; thence, N 22° 46' 52" E, 158.91 feet to a point; thence, N 62° 09' 29" E, 164.09 feet to a point; (the previous call, N 62° 09' 29" E, 164.09 feet to a point; (the previous call, N 62° 09' 29" E, 164.09 feet to a point, was repeated in previous Deeds of record in Book 8174, Page 813 and Book 9426, Page 394, corrected by Scrivener's Affidavit of record in Instrument No. 200612080152147, Register's Office for Davidson County, Tennessee); N 52° 58' 54" E, 104.22 feet to a point; thence, N 46° 50' 33" E, 61.40 feet to a point; thence, N 46° 00' 00" E, 165.00 feet to a point; thence, N 22° 25' 50" E, 207.84 feet to a point; thence, S 67° 49' 00" E, 220.13 feet to a point; thence, S 09° 50' 00" W, 313.86 feet to a point; thence, S 27° 58' 00" E, 47.57 feet to a point; thence, S 06° 26' 00" E, 321.57 feet to a point; thence, S 06° 45' 00" W, 373.76 feet to a point in the northerly margin of Mt. View Road; thence with said northerly margin, N 67° 15' 41" W, 866.49 feet to the point of beginning, containing 525,561 square feet or 12.065 acres, more or less. Description taken from Deed of record in Book 7277, Page 527, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT property conveyed to Patrick J. Meyer and wife, Mary Jane Meyer by Quit Claim Deed from Hanover Ridge, LLC, a North Carolina limited liability company now known as Hanover Ridge Apartments LP, a North Carolina limited partnership, dated March 24, 2009, and recorded March 25, 2009 as Instrument No. 20090325-0027089, Davidson County, Tennessee Records.

LESS AND EXCEPT property conveyed to Central Union Realty Group, LLC, a New Jersey limited liability company and JJR Livestock, LLC, a Tennessee limited liability company, as tenants in common, each with an undivided fifty percent (50%) interest by Quit Claim Deed from Hanover Ridge, LLC, an North Carolina limited liability company now known as Hanover Ridge Apartments LP, a North Carolina limited partnership, dated March 24, 2009, and recorded March 25, 2009 as Instrument No. 20090325-0027090, Davidson County, Tennessee Records.

Parcel Two:

Easement(s) benefitting Parcel One as set forth in easement applicable to Davidson County Tax Map 163 Parcel 119 of Record in Book 9867, Page 704, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hanover Ridge, LLC by General Warranty Deed from Jack Nixon dated December 8, 2006, of record as Document No. 20061208-0152148, Register's Office for Davidson County, Tennessee. Said Grantees name changed under Certificate of Conversion dated August 28, 2008 to Hanover Ridge Apartments, LP, recorded January 18, 2012 as Instrument No. 20120118-0004803, Register's Office for Davidson County, Tennessee.

EXHIBIT B

To Special Warranty Deed

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Right-of-Way Easement from J. H. Morgan, et al to American Telephone and Telegraph Company of Tennessee, dated October 3, 1941, and recorded April 16, 1942 in Book 1181, Page 564, aforesaid records.

3. Sewer Easement Deed of Conveyance from Bell Forge Associates to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated September 17, 1986, and recorded in Book 7026, Page 922, aforesaid records.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Jack Nixon to Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 8, 1995, and recorded November 22, 1995 in Book 9867, Page 701, aforesaid records.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Jack Nixon to Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 25, 1996, and recorded April 10, 1996 in Book 10010, Page 206, aforesaid records.

6. Matters contained in Deed of record in Instrument No. 200612080152148, in the Register's Office of Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities by and between Hanover Ridge, LC and Metropolitan Government of Nashville and Davidson County, Tennessee, dated July 11, 2007, and recorded August 1, 2007 as Instrument No. 20070801-0091431, aforesaid records.

8. Corporate Conveyance of Easement from Hanover Ridge Apartments, LP to Tennessee Telephone Company, a Tennessee corporation, d/b/a TDS Telecom, a corporation, dated July 29, 2010, and recorded September 29, 2010 as Instrument No. 20100929-0077582, aforesaid records.

9. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits by and between Hanover Ridge Apartments, LP and Tennessee Housing Development Agency, dated December 7, 2010, and recorded April 27, 2011 as Instrument No. 20110427-0032349, aforesaid records.

10. Grant of Easement from Hanover Ridge Apartments, LP to Comcast of Nashville I, LLC, dated May 29, 2017, and recorded February 7, 2018 as Instrument No. 20180207-0012291, aforesaid records.

11. Easement Applicable to Davidson County Tax Map 163 Parcel 119 from Houston T. Ezell to Jack Nixon, of record in Book 9867, Page 704, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Aaron C. Hansen, 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 March 19, 2024.

Affiant Signature

March 19, 2024

Date

State of Utah
County of Salt Lake

Sworn to and subscribed before me this 19th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/5/24

NOTARY'S SEAL

Notary Public - State of Utah
KIRSTEN LEE PARKIN
Comm. #715791
My Commission Expires
December 15, 2024