Karen Johnson Davidson County
Batch# 1112822 DEEDWARRSP
03/19/2024 02:07:30 PM 10 pgs
Fees: $53.00 Taxes: $108,567.24
20240319-0018978

2nd

FROM: 1900 Murfreesboro Pike LLC and 1900 Murfreesboro Pike 1 LLC, as tenants-in-common, each a Delaware limited liability company

TO: Fairfield Newport LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
c/o Fairfield Residential Company LLC 5355 Mira Sorrento Place, Suite 100 San Diego, CA 92121	New Owner	13500036700

THIS INSTRUMENT PREPARED OUTSIDE OF TENNESSEE BY:

KATTEN MUCHIN ROSENMAN LLP
1919 Pennsylvania Ave., N.W.
Suite 800
Washington, DC 20006

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

The actual consideration or value, whichever is greater, for this transfer is $29,342,497.00.

AFFIANT:

FAIRFIELD NEWPORT LLC,
a Delaware limited liability company

By: FRH GP,
a Delaware limited liability company

By: _____
Krista Miclat
Its: Vice President & Assistant Secretary

[See attached Notary Page]

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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
County of San Diego }

On March 8th, 2024 before me, Olga Buelna, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Krista Miclat
Name(s) of Signer(s)

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 upon behalf of which the person(s) acted, executed the instrument.

OLGA BUELNA
Notary Public - California
San Diego County
Commission # 2355252
My Comm. Expires May 17, 2025

Place Notary Seal and/or Stamp Above

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.

Signature Olga Buelna
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit of Value - Newport
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 and sufficiency of which are hereby acknowledged, 1901 Murfreesboro Pike LLC, a Delaware limited liability company, and 1901 Murfreesboro Pike 1 LLC, a Delaware limited liability company, as tenants-in-common, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Fairfield Newport LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more fully described on EXHIBIT A attached hereto.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on EXHIBIT B attached hereto.

This is improved property located at 1901 Murfreesboro Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 appears on the following page.]

202403190018978

WITNESS its hand this 13 day of March, 2024.

GRANTOR:

1901 MURFREESBORO PIKE LLC,
a Delaware limited liability company, d/b/a 1901 MURFREESBORO PIKE NEWPORT

By: 1901 Murfreesboro Pike Holding LLC,
a Texas limited liability company,
Its: Sole Member

By: GVA Pro, LLC, a Texas limited liability company, its Manager

By:_____
Alan J. Stalcup
Its: Manager

1901 MURFREESBORO PIKE 1 LLC,
a Delaware limited liability company

By: 4720 Wellesley Ave Holding LLC,
a Texas limited liability company
Its: Sole Member

By: GVA Pro, LLC, a Texas limited liability company, its Manager

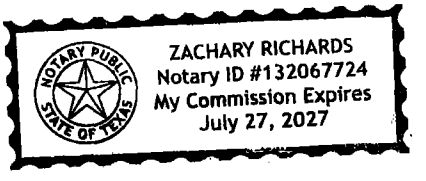
By:_____
Alan J. Stalcup
Its: Manager

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of GVA Pro LLC, the Manager of 1901 Murfreesboro Pike Holding LLC, the Sole Member of 1901 Murfreesboro Pike LLC, a Delaware limited liability company, the within named bargainor, and that he as Manager of the Manager of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Manager of the Manager.

WITNESS my hand, at office, this 11th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 7/27/27



STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan J. Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of GVA Pro LLC, the Manager of 4720 Wellesley Ave Holding LLC, the Sole Member of 1901 Murfreesboro Pike 1 LLC, a Delaware limited liability company, the within named bargainor, and that he as Manager of the Manager of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Manager of the Manager.

WITNESS my hand, at office, this 11th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 7/27/27

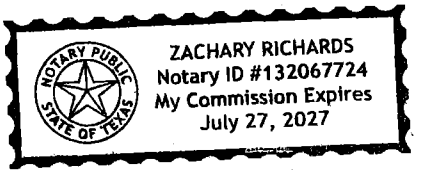


EXHIBIT A TO SPECIAL WARRANTY DEED

[Legal Description]

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTHWEST SIDE OF MURFREESBORO ROAD APPROXIMATELY 2255 FEET NORTHWEST OF THE CENTERLINE OF FRANKLIN LIMESTONE ROAD AND ALSO BEING KNOWN AS LOT NUMBER ONE ON THE CANTER CHASE APARTMENTS SUBDIVISION PLAT AS OF RECORD IN PLAT BOOK 6250, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE EAST MARGIN OF THE EXTENSION OF HARDING PLACE AT THE NORTHWEST CORNER OF HOUSTON T. EZELL AS OF RECORD IN DEED BOOK 7999, PAGE 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING LOCATED SOUTH 35° 48' 30" WEST, 440.00 FEET MORE OR LESS FROM THE CENTERLINE OF MURFREESBORO ROAD; THENCE, LEAVING SAID EAST MARGIN SOUTH 54° 11' 30" EAST, 520.78 FEET ALONG THE WEST BOUNDARY OF HOUSTON T. EZELL AND THE WEST BOUNDARY OF K.S. REALTY, LLC, FORMERLY OF KWIK SAK, INC., AS OF RECORD IN DEED BOOK 9790, PAGE 822, FORMERLY DESCRIBED IN DEED BOOK 7659, PAGE 126, TO A POINT IN WHAT WAS THE WEST BOUNDARY OF RESERVED PARCEL 350 AS SHOWN ON THE PLAT OF CANTER CHASE APARTMENTS AS OF RECORD IN PLAT BOOK 6250, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID RESERVE PARCEL SOUTH 05° 07' 31" EAST, 51.08 FEET TO A POINT IN THE NORTH BOUNDARY OF UNA BAPTIST CHURCH AS OF RECORD IN DEED BOOK 5086, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID RESERVE PARCEL 350 AND WITH THE UNA BAPTIST CHURCH NORTH BOUNDARY. NORTH 85° 22' 28" WEST, 55.42 FEET TO A POINT; THENCE, SOUTH 05° 07' 31" WEST, 572.80 FEET TO A POINT BEING A COMMON CORNER WITH THE DEWEY PEDIGO, JR., TRUSTEE PROPERTY AS OF RECORD IN DEED BOOK 9851, PAGE 90, FORMERLY DESCRIBED IN DEED BOOK 9546, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING THE UNA BAPTIST CHURCH PROPERTY AND WITH DEWEY PEDIGO, JR., TRUSTEE BOUNDARY, SOUTH 50° 05' 40" WEST, 275.67 FEET TO A POINT; THENCE, NORTH 79° 53' 10" WEST, 305.66 FEET TO A POINT; THENCE, SOUTH 23° 28' 00" WEST, 315.00 FEET TO A POINT IN THE NORTH BOUNDARY OF THE HOWARD T. CHERRY PROPERTY AS OF RECORD IN DEED BOOK 1142, PAGE 408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING THE DEWEY PEDIGO, JR., TRUSTEE PROPERTY AND WITH CHERRY'S NORTH BOUNDARY. NORTH 86° 24' 27" WEST, 851.60 FEET TO A POINT; THENCE, NORTH 10° 35' 36" EAST, 48.03 FEET TO A POINT IN THE EAST MARGIN OF HARDING PLACE EXTENSION; THENCE, WITH SAID EAST MARGIN, NORTH 58° 56' 29" EAST, 48.38 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 23° 26' 09" A RADIUS OF 2566.48 FEET, A CHORD BEARING OF NORTH 47° 22' 29" EAST, AND A CURVE DISTANCE OF 1036.22 FEET TO A POINT; THENCE, NORTH 35° 48' 30" EAST, 263.68 FEET TO A POINT IN THE SOUTH

BOUNDARY LINE OF THE BUFORD R. JONES PROPERTY AS OF RECORD IN DEED BOOK 5894, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID EAST MARGIN AND WITH THE JONES BOUNDARY, SOUTH 85° 36' 15" EAST, 56.86 FEET TO A POINT; THENCE, NORTH 03° 52' 18" EAST 91.75 FEET TO A POINT IN THE EAST MARGIN OF SAID EXTENSION; THENCE, LEAVING JONES' PROPERTY WITH SAID EAST MARGIN, NORTH 35° 48' 30" EAST 259.23 FEET TO THE POINT OF BEGINNING; CONTAINING 21.50 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF ERECTING AND MAINTAINING A SIGN FOR THE CANTER CHASE APARTMENTS OR ITS SUCCESSORS OR ASSIGNS AS GRANTED IN THE SIGN EASEMENT OF RECORD IN BOOK 6196, PAGE 738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE SOUTHEAST INTERSECTION OF THE PROPOSED EXTENSION OF HARDING PLACE WITH THE SOUTHWEST MARGIN OF MURFREESBORO ROAD; THENCE LEAVING THE SOUTHWEST MARGIN OF MURFREESBORO ROAD, SOUTH 35° 48' 30" SECONDS WEST, 25.00 FEET TO A POINT; THENCE, SOUTH 85° 04' 25" WEST, 45.68 FEET TO A POINT; THENCE SOUTH 44° 20' 21" WEST, 20.00 FEET TO A POINT; THENCE, NORTH 45° 39' 39" WEST, 25.00 FEET TO A POINT IN THE EAST MARGIN OF SAID PROPOSED EXTENSION OF HARDING PLACE; THENCE, WITH SAID EAST MARGIN, NORTH 44° 20' 21" EAST 20.00 FEET TO A POINT BEING THE BEGINNING OF A RADIUS RETURN TO THE RIGHT; THENCE, WITH THE EAST MARGIN AND THE RADIUS RETURN TO THE RIGHT HAVING A CENTRAL ANGLE OF A 81° 28' 09" A RADIUS OF 60.00 FEET AND A CURVE DISTANCE OF 85.31 FEET TO THE POINT OF BEGINNING. CONTAINING 2,454 SQUARE FEET, (.056 ACRES)

ALSO DESCRIBED IN SURVEY PREPARED BY JOSEPH M. HOLLAND OF JOSEPH G. PETROSKY ASSOCIATES, LLC, RLS NO. 1645, DATED 11-7-2003, AS FOLLOWS: BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE SOUTHWEST SIDE OF MURFREESBORO ROAD APPROXIMATELY 2255 FEET NORTHWEST OF THE CENTERLINE OF FRANKLIN LIMESTONE ROAD AND ALSO BEING SHOWN AS LOT NUMBER ONE ON THE CANTER CHASE APARTMENTS SUBDIVISION PLAT AS OF RECORD IN PLAT BOOK 6250, PAGE 12, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE EAST MARGIN OF THE EXTENSION OF HARDING PLACE AT THE NORTHWEST CORNER OF OLD HICKORY CREDIT UNION AS OF RECORD IN DEED BOOK 20011103, PAGE 120318, R.O.D.C.; SAID POINT BEING LOCATED S 35°48'30"W, 440.00 FEET MORE OR LESS FROM THE CENTERLINE OF MURFREESBORO ROAD; THENCE, LEAVING SAID EAST MARGIN S 54°11'30" E, 520.78 FEET ALONG THE WEST BOUNDARY OF OLD HICKORY CREDIT UNION AND THE WEST BOUNDARY OF OTHER PROPERTY OF OLD HICKORY CREDIT UNION AS OF RECORD IN DEED BOOK 20011103, PAGE 120317 R.O.D.C., TO A POINT IN WHAT WAS THE WEST BOUNDARY OF RESERVE PARCEL "C" AS SHOWN ON THE PLAT OF CANTER CHASE APARTMENTS AS OF RECORD IN PLAT BOOK 6250, PAGE 12, R.O.D.C.; THENCE, WITH SAID RESERVE PARCEL "C" S 05°07'31" W, 51.08 FEET TO A POINT IN THE NORTH BOUNDARY OF UNA BAPTIST CHURCH AS OF RECORD IN DEED BOOK 5086, PAGE 31, R.O.D.C.; HENCE, LEAVING

SAID RESERVE PARCEL "C" AND WITH THE UNA BAPTIST CHURCH NORTH BOUNDARY, N 85°22'28" W, 55.42 FEET TO A POINT; THENCE, S 05°07'31" W, 572.80 FEET TO A POINT BEING A COMMON CORNER WITH THE RESUBDIVISION OF LOT 1, FORGE RIDGE AS OF RECORD IN PLAT BOOK 9700, PAGE 295, R.O.D.C.; THENCE, LEAVING THE UNA BAPTIST CHURCH PROPERTY AND WITH RESUBDIVISION OF LOT 1, FORGE RIDGE BOUNDARY, S 50°05'40" W, 275.67 FEET TO A POINT; THENCE, N 79°53'10" W, 305.66 FEET ALONG THE NORTH BOUNDARY OF RESUBDIVISION OF LOT 1, FORGE RIDGE TO A POINT; THENCE, S 23°28'00" W, 315.00 FEET ALONG THE NORTH BOUNDARY OF RESUBDIVISION OF LOT 1, FORGE RIDGE TO A POINT IN THE NORTH BOUNDARY OF THE HOWARD T. CHERRY AND/OR DELIA B. CHERRY REVOCABLE LIVING TRUST AS OF RECORD IN BY DOCUMENT NO. 20030807-0112453, R.O.D.C.; THENCE, LEAVING FORGE RIDGE PROPERTY AND WITH CHERRY'S NORTH BOUNDARY, N 86°24'27" W, 851.60 FEET TO A POINT; THENCE, N 10°35'36" E, 48.03 FEET TO A POINT IN THE EAST MARGIN OF HARDING PLACE EXTENSION; THENCE, WITH SAID EAST MARGIN, N 58°56'29" E, 48.38 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 23°08'00", A RADIUS OF 2566.48 FEET, A CHORD BEARING OF N 47°22'29" E, A CHORD DISTANCE OF 129.20 FEET, AND AN ARC DISTANCE OF 1036.22 FEET TO A POINT; THENCE, N 35°48'30" E, 263.68 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF THE JAMES R. JONES PROPERTY AS OF RECORD IN DEED BOOK 10712, PAGE 251, R.O.D.C.: THENCE, LEAVING SAID EAST MARGIN AND WITH THE JONES BOUNDARY, S 85°36'15" E, 56.86 FEET TO A POINT; THENCE, N. 03°52'18" E, 91.75 FEET TO A POINT IN THE EAST MARGIN OF SAID EXTENSION; THENCE, LEAVING JONES PROPERTY WITH SAID EAST MARGIN, N 35°48'30" E, 259.23 FEET TO THE POINT OF BEGINNING; CONTAINING 21.58 ACRES, MORE OR LESS.

Being the same property conveyed to 1901 Murfreesboro Pike, LLC, a Delaware limited liability company, as to an undivided 56.38% interest and 1901 Murfreesboro Pike 1, LLC, a Delaware limited liability company, as to an undivided 43.62% interest by Special Warranty Deed from 1901 Murfreesboro Pike, LP of record in Instrument No. 20211112-0150784 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 12, 2021.

EXHIBIT B TO SPECIAL WARRANTY DEED

[Permitted Encumbrances]

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

2. Matters as set forth per Plan of record in Plat Book 6250, Page 12, amended at Book 6647, Page 894, in the Register's Office for Davidson County, Tennessee, as follows:
   a. South Central Bell Easement
   b. 30' Minimum building setback line along all boundary lines
   c. Public Utility and Drainage Easement
   d. Existing 20' Sewer Easement
   e. Residential P.U.D. Boundary Limits
   f. Conditions in Note 4 re: Storm Water Ordinance No. 78-840

3. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 4298, Page 565, Book 4816, Page 310 and Book 5609, Page 758, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

4. Sign Easement of record in Book 6196, Page 738, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

5. Storm Water Detention Agreement of record in Book 6254, Page 493, in the Register's Office for Davidson County, Tennessee.

6. Overhead Line Easement of record in Book 6407, Page 894, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

7. Grant of Easement of record in Instrument Number 20090320-0025233 and 20170921-0096820, in the Register's Office for Davidson County, Tennessee.

8. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey made by Reid Goodwin, TN RLS No. 3518 of Blew & Associates, P.A. for Pixis, LLC, dated 12-15-2023 last revised 3-6-2024 as Job No. 23-11-022-002 (the "Survey"):
   a. Building 7 appears to extend beyond the 30' Building Setback by as much as 3.2'
   b. Utility and drainage lines, with meters, valves, poles and other appurtenances;
   c. 30' building setbacks as shown

Tennessee Certification of Electronic Document

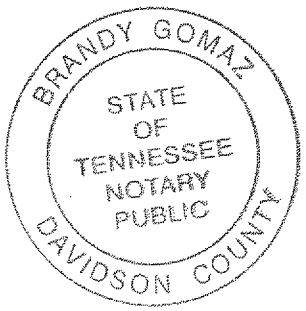
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 13, 2024 (date of document).

Affiant Signature

3/19/2024
Date

State of Tennessee
County of Williamson

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



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25