This Instrument Prepared By:

Cox Castle & Nicholson LLP
2029 Century Park East, 21st Floor,
Los Angeles, CA 90067
Attn: Chelsea Chilman

Karen Johnson Davidson County
Batch# 1119660 DEEDWARRSP
04/05/2024 12:52:30 PM 9 pgs
Fees: $48.00 Taxes: $92,559.32
20240405-0024308

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel Nos.:
Porchlight East Hill, LLC c/o HighBrook Investors 360 South Rosemary Avenue, Suite 1020 West Palm Beach, FL 33401 Attn: Bobby Barrett With copies to: c/o Landeavor, LLC 10006 N. Dale Mabry Hwy Ste 201 Tampa, FL 33618 Attn: Adam Lorry	New Owner	See Exhibit C, attached and incorporated herein.

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ELVIRA AVE, LLC**, a Tennessee limited liability company ("Grantor"), does hereby transfer, sell and convey unto **PORCHLIGHT EAST HILL, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its heirs and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on next page]

202404050024308

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 4th day of ~~March~~ April, 2024.

GRANTOR:

ELVIRA AVE, LLC,
a Tennessee limited liability company

By: _____
Name: Robert A. Cushman
Title: Member

By: _____
Name: Joshua Mattice
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Robert A Cushman & Joshua Mattice

Before me, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be a Member of Elvira Ave, LLC, a Tennessee limited liability company, the within named bargainor, and that he as a Member of the company executed the foregoing instrument for the purposes therein by signing his name in his capacity as Member of the company.

WITNESS my hand and seal, at office in Nashville, Tennessee this 2 day of ~~March~~ April, 2024.

_____
Notary Public

My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $ 25,016,333.00 .

AFFIANT

Subscribed and sworn to before me, this 3 day of April 2024.

NOTARY PUBLIC

My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

105914\17465392v2

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 28, 29, 30, 32, 33, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 on the plan of INGLENOOK TOWNHOMES, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Inglenook Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 202009300112519, Instrument No. 202201040001471, Instrument No. 202204280049357, Instrument No. 202210140112768, Instrument No. 202307170054777 and Instrument No. 202310250083552, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Elvira Ave, LLC, a Tennessee limited liability company by Quitclaim Deed from The MC2 Group, Inc., a Tennessee corporation of record in Instrument No. 202204280049356, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Elvira Ave, LLC, a Tennessee limited liability company by Quitclaim Deed from The MC2 Group, Inc. a Tennessee corporation of record in Instrument No. 202103190036898, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2024 and thereafter.

EXHIBIT C

Map/Parcel Numbers and Addresses

072-05-0Q-001.00CO unimproved property known as 869 Elvira Avenue, Nashville, TN 37216
072-05-0Q-002.00CO unimproved property known as 871 Elvira Avenue, Nashville, TN 37216
072-05-0Q-003.00CO unimproved property known as 873 Elvira Avenue, Nashville, TN 37216
072-05-0Q-004.00CO unimproved property known as 875 Elvira Avenue, Nashville, TN 37216
072-05-0Q-005.00CO unimproved property known as 877 Elvira Avenue, Nashville, TN 37216
072-05-0Q-006.00CO unimproved property known as 879 Elvira Avenue, Nashville, TN 37216
072-05-0Q-007.00CO unimproved property known as 881 Elvira Avenue, Nashville, TN 37216
072-05-0Q-008.00CO unimproved property known as 883 Elvira Avenue, Nashville, TN 37216
072-05-0Q-009.00CO unimproved property known as 885 Elvira Avenue, Nashville, TN 37216
072-05-0Q-010.00CO unimproved property known as 887 Elvira Avenue, Nashville, TN 37216
072-05-0Q-011.00CO unimproved property known as 889 Elvira Avenue, Nashville, TN 37216
072-05-0Q-012.00CO unimproved property known as 500 Caperton Place, Nashville, TN 37216
072-05-0Q-013.00CO unimproved property known as 502 Caperton Place, Nashville, TN 37216
072-05-0Q-014.00CO Improved property known as 681 Cogdill Lane, Nashville, TN 37216
072-05-0Q-015.00CO Improved property known as 679 Cogdill Lane, Nashville, TN 37216
072-05-0Q-016.00CO Improved property known as 677 Cogdill Lane, Nashville, TN 37216
072-05-0Q-017.00CO Improved property known as 675 Cogdill Lane, Nashville, TN 37216
072-05-0Q-018.00CO Improved property known as 673 Cogdill Lane, Nashville, TN 37216
072-05-0Q-020.00CO Improved property known as 669 Codgill Lane, Nashville, TN 37216
072-05-0Q-021.00CO Improved property known as 667 Cogdill Lane, Nashville, TN 37216
072-05-0Q-022.00CO Improved property known as 665 Cogdill Lane, Nashville, TN 37216
072-05-0Q-024.00CO Improved property known as 659 Cogdill Lane, Nashville, TN 37216
072-05-0Q-028.00CO Improved property known as 651 Cogdill Lane, Nashville, TN 37216
072-05-0Q-029.00CO Improved property known as 649 Cogdill Lane, Nashville, TN 37216
072-05-0Q-030.00CO Improved property known as 647 Cogdill Lane, Nashville, TN 37216
072-05-0Q-032.00CO Improved property known as 641 Cogdill Lane, Nashville, TN 37216
072-05-0Q-033.00CO Improved property known as 639 Cogdill Lane, Nashville, TN 37216
072-05-0Q-035.00CO Improved property known as 635 Cogdill Lane, Nashville, TN 37216
072-05-0Q-036.00CO Improved property known as 633 Cogdill Lane, Nashville, TN 37216
072-05-0Q-037.00CO Improved property known as 631 Cogdill Lane, Nashville, TN 37216
072-05-0Q-038.00CO Improved property known as 629 Cogdill Lane, Nashville, TN 37216
072-05-0Q-040.00CO Improved property known as 625 Cogdill Lane, Nashville, TN 37216
072-05-0Q-041.00CO Improved property known as 623 Cogdill Lane, Nashville, TN 37216
072-05-0Q-042.00CO Improved property known as 621 Cogdill Lane, Nashville, TN 37216
072-05-0Q-043.00CO Improved property known as 619 Cogdill Lane, Nashville, TN 37216
072-05-0Q-044.00CO Improved property known as 617 Cogdill Lane, Nashville, TN 37216
072-05-0Q-045.00CO Improved property known as 615 Cogdill Lane, Nashville, TN 37216
072-05-0Q-047.00CO Improved property known as 611 Cogdill Lane, Nashville, TN 37216
072-05-0Q-048.00CO Improved property known as 609 Cogdill Lane, Nashville, TN 37216
072-05-0Q-049.00CO Improved property known as 607 Cogdill Lane, Nashville, TN 37216
072-05-0Q-050.00CO Improved property known as 605 Cogdill Lane, Nashville, TN 37216
072-05-0Q-051.00CO unimproved property known as 405 Caperton Lane, Nashville, TN 37216

072-05-0Q-052.00CO unimproved property known as 407 Caperton Lane, Nashville, TN 37216
072-05-0Q-053.00CO unimproved property known as 409 Caperton Lane, Nashville, TN 37216
072-05-0Q-054.00CO unimproved property known as 411 Caperton Lane, Nashville, TN 37216
072-05-0Q-055.00CO unimproved property known as 413 Caperton Lane, Nashville, TN 37216
072-05-0Q-056.00CO unimproved property known as 415 Caperton Lane, Nashville, TN 37216
072-05-0Q-057.00CO unimproved property known as 417 Caperton Lane, Nashville, TN 37216
072-05-0Q-058.00CO unimproved property known as 419 Caperton Lane, Nashville, TN 37216
072-05-0Q-059.00CO Improved property known as 676 Cogdill Lane, Nashville, TN 37216
072-05-0Q-060.00CO Improved property known as 674 Cogdill Lane, Nashville, TN 37216
072-05-0Q-061.00CO Improved property known as 672 Cogdill Lane, Nashville, TN 37216
072-05-0Q-062.00CO Improved property known as 670 Cogdill Lane, Nashville, TN 37216
072-05-0Q-063.00CO Improved property known as 668 Cogdill Lane, Nashville, TN 37216
072-05-0Q-064.00CO Improved property known as 634 Cogdill Lane, Nashville, TN 37216
072-05-0Q-065.00CO Improved property known as 632 Cogdill Lane, Nashville, TN 37216
072-05-0Q-066.00CO Improved property known as 630 Cogdill Lane, Nashville, TN 37216
072-05-0Q-067.00CO Improved property known as 628 Cogdill Lane, Nashville, TN 37216
072-05-0Q-068.00CO Improved property known as 626 Cogdill Lane, Nashville, TN 37216
072-05-0Q-069.00CO Improved property known as 624 Cogdill Lane, Nashville, TN 37216
072-05-0Q-070.00CO Improved property known as 622 Cogdill Lane, Nashville, TN 37216
072-05-0Q-071.00CO Improved property known as 620 Cogdill Lane, Nashville, TN 37216
072-05-0Q-072.00CO Improved property known as 618 Cogdill Lane, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Sherri Doulin, 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 April 4, 2024.

Affiant Signature

April 5, 2024
Date

State of New York

County of New York

On the 5th day of April, in the year 2024 Personally appeared before me Sherri Doulin a notary public for this county and state, Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____
Notary' Seal (if on paper)

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024