Karen Johnson Davidson County
Batch# 1122115 DEEDWARRSP
04/12/2024 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $5,030.52
20240412-0026033

This Instrument Was Prepared By and
After Recording Return To:
Sherry Meyerhoff Hanson & Crance LLP
1200 Newport Center Drive, Suite 270
Newport Beach, California 92660
Attn: Kevin L. Sherry, Esq.

TN2309175C

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9th day of April, 2024, by and between CCP MADISON 0132 LLC, a Delaware limited liability company, party of the first part, and 431 LARKIN SPRINGS ROAD, LLC, a Tennessee limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Madison, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: 431 Larkin Springs Road, Madison, TN 37115.

Being the same property conveyed to CCP MADISON 0132 LLC by General Warranty Deed dated August 7, 2015 from Ventas Realty, Limited Partnership, a Delaware limited partnership of record in Instrument 20150902-0089624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters, if any, in effect and shown of record at this time; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Remainder of page is intentionally blank.]

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

CCP MADISON 0132 LLC,
a Delaware limited liability company

By: _____
Name: Talya Nevo-Hacohen
Title: Executive Vice President,
Chief Investment Officer, and Treasurer

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 ORANGE)

On March 21, 2024, before me, Maya Lewis, Notary Public, personally appeared Talya Nevo-Hacohen, 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.

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.

MAYA LEWIS
Notary Public - California
Orange County
Commission # 2420397
My Comm. Expires Oct 9, 2026

Signature

(Seal)

107066

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,359,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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.

Subscribed and sworn to (or affirmed) before me on this 9 day of April, 2024, by Ana L Reyes, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

My commission expires: Feb. 28, 2027

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.: 052-03-0-144-00

NAME AND ADDRESS OF PROPERTY OWNER:

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

431 LARKIN SPRINGS ROAD, LLC
2925 10th Ave N
Palm Springs, FL 33461
Attn: Kirill Vesselov

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

431 LARKIN SPRINGS ROAD, LLC
2925 10th Ave N
Palm Springs, FL 33461
Attn: Kirill Vesselov

107066

Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE:

LOT 1, MADISON MEDICAL CENTER SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4060, PAGE 123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LAND.

BEING THE SAME PROPERTY CONVEYED TO CCP MADISON 0132 LLC, A DELAWARE LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED FROM VENTAS REALTY, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20150902-0089624 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 7, 2015 AND RECORDED ON SEPTEMBER 2, 2015

Tennessee Certification of Electronic Document

I, Maria Mena, 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 9, 2024 (date of document).

Maria Mena
Affiant Signature

April 9, 2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 9th day of April, 2024.

Ana L. Reyes
Notary's Signature

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

MY COMMISSION EXPIRES: Feb 28, 2027

NOTARY'S SEAL