This Instrument Prepared By:

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Attn: Eric R. Wilensky, Esq.

Karen Johnson Davidson County
Batch# 1124755 DEEDWARRSP
04/19/2024 08:02:30 AM 9 pgs
Fees: $48.00 Taxes: $44,030.00
20240419-0027968

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
2325 Zermatt Avenue, LLC 9800 Wilshire Boulevard Beverly Hills CA 90212	Same	See **Exhibit "B"** attached

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NP 79, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **2325 ZERMATT AVENUE, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit "A"**.

The Property is improved real property located at the tax parcels set forth on **Exhibit "B"**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit "C"**.

[SPECIAL WARRANTY DEED CONTINUES ON FOLLOWING PAGE]

DISTRICT OF COLUMBIA

The actual consideration or value, whichever is greater, for this transfer is $11,900,000.00.

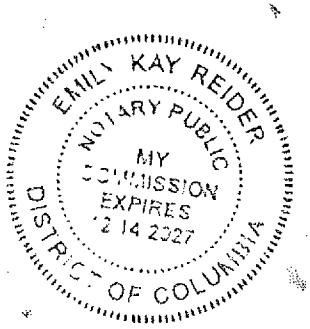
Affiant: Brandon Jenkins

Subscribed and sworn to me this 8 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 12/14/2027

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 16th day of April, 2024.

GRANTOR:

NP 79, LLC, a
Delaware limited liability company

By: Fundrise Advisors LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Brandon Jenkins
Its: Chief Operating Officer

DISTRICT OF COLUMBIA)

District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said ~~State and County,~~ Brandon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Chief Operating Officer of Fundrise Advisors LLC, a Delaware limited liability company, the Manager of NP 79, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Chief Operating Officer, being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Chief Operating Officer.

WITNESS my hand and seal at office this 8 day of April, 2024.

_____
Notary Public

My Commission Expires: 12/14/2027

EMILY KAY REIDER
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/14/2027
DISTRICT OF COLUMBIA

Exhibit "A"

Legal Description of the Property

BEING those certain Condominium Apartments in Davidson County, Tennessee, being Unit Nos. 301 through and including 352, Rose Monte Phase III Condominium, located in Davidson County, Tennessee, as specified on the Rose Monte P.U.D. – Phase 3, shown as Exhibit B of the Declaration for Rose Monte Phase III Condominium, as created under The Tennessee Condominium Act of 2008, Sections 66-27-201 through 66-27-507, as amended, Tennessee Code Annotated, and as established by that certain Declaration for Rose Monte Phase III Condominium, of record as Instrument No. 20151007-0102298, as amended in Instrument No. 20160922-0099746, and as further amended in Instrument No. 202009250110609, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Declaration.

TOGETHER WITH all of that Property located in the 4th councilmanic district of Nashville, Davidson County, Tennessee, being a portion of Lot 3 on the plan of Hickory Commercial Park, Section One, as of record in Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a Mag Nail (Old) on the westerly right-of-way line of Zermatt Avenue (50-foot public right-of-way), said mag nail being the southeast comer of Rose Monte PUD - Phase Two property as conveyed to MDN, LLC of record in instrument number 20080919-0096008, Register's Office of Davidson County, Tennessee and being the northeast comer of the property herein described;

Thence, following said westerly right-of-way line of Zermatt Avenue with a curve to the left having a central angle of 21 degrees 15 minutes 52 seconds, a radius of 641.44 feet, an arc length of 238.06 feet, a tangent of 120.42 feet and a chord bearing and distance of South 00 degrees 51 minutes 16 seconds West, 236.70 feet to an Iron Rod (Old);

Thence, leaving said westerly right-of-way line of Zermatt Avenue and following a new line South 74 degrees 58 minutes 33 seconds West, 108.67 feet to an Iron Rod (Old);

Thence, South 37 degrees 23 minutes 30 seconds West, 29.44 feet to an Iron Rod (Old);

Thence, South 68 degrees 29 minutes 33 seconds West, 66.00 feet to an Iron Rod (Old);

Thence, South 21 degrees 30 minutes 27 seconds East, 16.83 feet to an Iron Rod (Old);

Thence, South 68 degrees 29 minutes 33 seconds West, 88.19 feet to an Iron Rod (Old);

Thence, South 39 degrees 30 minutes 28 seconds West, 70.67 feet to an Iron Rod (Old);

Thence, with a curve to the left having a central angle of 33 degrees 47 minutes 03 seconds, a radius of 177.00 feet, an arc length of 104.37 feet, a tangent of 53.75 feet and a chord bearing and distance of North 67 degrees 23 minutes 04 seconds West, 102.86 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 71.19 feet to an Iron Rod (Old);

Thence, with a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a tangent of 25.00 feet and a chord bearing and distance of South 50 degrees 43 minutes 25 seconds West, 35.36 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 46.00 feet to an Iron Rod (Old);

Thence, North 05 degrees 43 minutes 25 seconds East, 61.00 feet to an Iron Rod (Old);

Thence, North 84 degrees 16 minutes 35 seconds West, 159.38 feet an Iron Rod (New), said rod being on the East line of property conveyed to LAT Brentwood, LLC, as of record in Instrument No. 20130729-0078688, Register's Office for Davidson County, Tennessee;

Thence, leaving said new line and following the easterly boundary of said LAT Brentwood, LLC property, North 02 degrees 36 minutes 52 seconds East, 76.48 feet to a point;

Thence, North 04 degrees 47 minutes 46 seconds East, 161.42 feet to a point;

Thence, North 08 degrees 55 minutes 33 seconds East, 213.02 feet to a point;

Thence, North 05 degrees 16 minutes 49 seconds East, 187.20 feet to a point;

Thence, North 08 degrees 16 minutes 52 seconds East, 31.96 feet to a point, said point being the southeast corner of Rose Monte PUD - Phase Two property as conveyed to MDN, LLC of record in Instrument No. 20080919-0096008, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly boundary of said LAT Brentwood, LLC property and following the southerly boundary of said MDN, LLC property, South 84 degrees 16 minutes 35 seconds East, 154.26 feet to an Iron Rod (Old);

Thence, continuing with the southern boundary of said MDN, LLC property the next 12 calls: South 05 degrees 43 minutes 25 seconds West, 413.46 feet to an Iron Rod (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 46.00 feet to a Mag Nail (Old);

Thence, North 05 degrees 43 minutes 25 seconds East, 5.00 feet to a Mag Nail (Old);

Thence, with a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a tangent of 25.00 feet and a chord bearing and distance of North 50 degrees 43 minutes 25 seconds East, 35.36 feet to a Mag Nail (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 26.58 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 25 degrees 15 minutes 47 seconds, a radius of 248.00 feet, an arc length of 109.35 feet, a tangent of 55.58 feet and a chord bearing and distance of North 83 degrees 05 minutes 31 seconds East, 108.47 feet to a Mag Nail (Old);

Thence, North 70 degrees 27 minutes 38 seconds East, 185.55 feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 19 degrees 36 minutes 50 seconds, a radius of 227.00 feet, an arc length of 77.71 feet, a tangent of 39.24 feet and a chord bearing and distance of North 80 degrees 16 minutes 02 seconds East, 77.33 feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 28 degrees 06 minutes 23 seconds, a radius of 25.00 feet, an arc length of 12.26 feet, a tangent of 6.26 feet and a chord bearing and distance of South 75 degrees 52 minutes 22 seconds East, 12.14 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 22 degrees 22 minutes 27 seconds, a radius of 28.00 feet, an arc length of 10.93 feet, a tangent of 5.54 feet and a chord bearing and distance of South 73 degrees 00 minutes 24 seconds East, 10.86 feet to a Mag Nail (Old);

Thence, with a curve to the left having a central angle of 03 degrees 47 minutes 46 seconds, a radius of 222.00 feet, an arc length of 14.71 feet, a tangent of 7.36 feet and a chord bearing and distance of South 82 degrees 17 minutes 45 seconds East, 14.71 feet to a Mag Nail (Old);

Thence, with a curve to the right having a central angle of 91 degrees 53 minutes 03 seconds, a radius of 25.00 feet, an arc length of 40.09 feet, a tangent of 25.84 feet and a chord bearing and distance of South 34 degrees 27 minutes 20 seconds East, 35.93 feet to the Point of Beginning.

Containing 275,018 square feet or 6.31 acres.

Together with the beneficial easement rights in and to the use of Lausanne Drive, a private drive, where it adjoins the northern boundary of the property and common areas described above as Tract I, as further described in Easement Agreement recorded as Instrument No. 20200925-0110607 Register's Office for Davidson County, Tennessee.

Together with the beneficial easement Stormwater Easement and Maintenance Agreement recorded as Instrument No. _202404190027966ister's Office for Davidson County, Tennessee.

202404190027967

Being the same property conveyed to NP 79, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20200925-0110611, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Tax Parcels

1. 161-15-0C-301.00-CO
2. 161-15-0C-302.00-CO
3. 161-15-0C-303.00-CO
4. 161-15-0C-304.00-CO
5. 161-15-0C-305.00-CO
6. 161-15-0C-306.00-CO
7. 161-15-0C-307.00-CO
8. 161-15-0C-308.00-CO
9. 161-15-0C-309.00-CO
10. 161-15-0C-310.00-CO
11. 161-15-0C-311.00-CO
12. 161-15-0C-312.00-CO
13. 161-15-0C-313.00-CO
14. 161-15-0C-314.00-CO
15. 161-15-0C-315.00-CO
16. 161-15-0C-316.00-CO
17. 161-15-0C-317.00-CO
18. 161-15-0C-318.00-CO
19. 161-15-0C-319.00-CO
20. 161-15-0C-320.00-CO
21. 161-15-0C-321.00-CO
22. 161-15-0C-322.00-CO
23. 161-15-0C-323.00-CO
24. 161-15-0C-324.00-CO
25. 161-15-0C-325.00-CO
26. 161-15-0C-326.00-CO
27. 161-15-0C-327.00-CO
28. 161-15-0C-328.00-CO
29. 161-15-0C-329.00-CO
30. 161-15-0C-330.00-CO
31. 161-15-0C-331.00-CO
32. 161-15-0C-332.00-CO
33. 161-15-0C-333.00-CO
34. 161-15-0C-334.00-CO
35. 161-15-0C-335.00-CO
36. 161-15-0C-336.00-CO
37. 161-15-0C-337.00-CO
38. 161-15-0C-338.00-CO
39. 161-15-0C-339.00-CO
40. 161-15-0C-340.00-CO
41. 161-15-0C-341.00-CO
42. 161-15-0C-342.00-CO
43. 161-15-0C-343.00-CO
44. 161-15-0C-344.00-CO
45. 161-15-0C-345.00-CO
46. 161-15-0C-346.00-CO
47. 161-15-0C-347.00-CO
48. 161-15-0C-348.00-CO
49. 161-15-0C-349.00-CO
50. 161-15-0C-350.00-CO
51. 161-15-0C-351.00-CO
52. 161-15-0C-352.00-CO

Exhibit "C"

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. Rights of tenants in possession as tenants only, as of the date hereof, without options to purchase or rights of first refusal.
3. Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
4. All matters shown on the Plan of record in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
5. All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150707-0065555 and Instrument No. 20170920-0096408, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20150708-0065976, Register's Office for Davidson County, Tennessee.
8. Declaration establishing a Horizontal Property Regime of Rose Monte Phase III Condominium of record in Instrument No. 20151007-0102298, as Amended in Instrument No. 20160922-0099746 and as further Amended in Instrument No.20200925-0110609, Register's Office for Davidson County, Tennessee.
9. Terms and conditions set out in Easement Agreement, recorded as Instrument No. 20200925-0110607, Register's Office for Davidson County, Tennessee.
10. Reciprocal Access Easement Agreement between Grantor and NP 81, LLC, dated on the date hereof, and recorded as Instrument No. _____, Register's Office for Davidson County, Tennessee.
11. Stormwater Easement and Maintenance Agreement between Grantor and NP 81, LLC, dated on the date hereof, and recorded as Instrument No. _____, Register's Office for Davidson County, Tennessee.
12. All matters shown on that certain ALTA/NSPS Land Title Survey by L. Brandon Lambert, TN RLS No. 2828 of Chastain-Skillman; dated February 21, 2024, last revised April 15, 2024; designated as Job No. 1045801.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 16, 2024 (date of document).

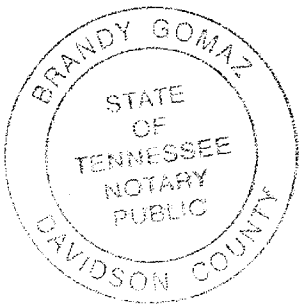
Affiant Signature

April 18, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25