This Instrument Prepared By
and Upon Recording Return To:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

Karen Johnson Davidson County
Batch# 1126168 DEEDWARRSP
04/23/2024 02:28:30 PM 10 pgs
Fees: $53.00 Taxes: $12,911.95
20240423-0029281

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
2503 Properties, LLC 2607 Crump Drive Nashville, TN 37214 Attn: John C. Hobbs	2503 Properties, LLC 2607 Crump Drive Nashville, TN 37214 Attn: John C. Hobbs	095-04-0-041.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ARC HR5STP1001, LLC**, a Delaware limited liability company, formerly known as Inland American ST Portfolio, L.L.C., a Delaware limited liability company, as shown on the Certificate of Amendment attached hereto as Exhibit A (the "Grantor"), has bargained and sold, and hereby transfers and conveys, **2503 PROPERTIES, LLC**, a Tennessee limited liability company, and its successors and assigns (the "Grantee") certain real property in Davidson County, Tennessee, being more particularly described on Exhibit B attached hereto and incorporated herein by reference, subject to the Permitted Exceptions set forth on Exhibit C attached hereto and incorporated herein.

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

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no 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.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the Grantor has, through its duly authorized representative, hereunto set their hand this 17th day of April, 2024, to be effective the 17 day of April, 2024.

GRANTOR:

ARC HR5STP1001, LLC,
a Delaware limited liability company

By:_____
Name: Jesse C. Galloway
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jesse C. Galloway, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of ARC HR5STP1001, LLC, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this 17th day of April, 2024.

_____
Notary Public

My commission expires: Dec 2025

ESTRELLA CRUZ
Notary Public - State of New York
NO. 01CR6293524
Qualified in Bronx County
My Commission Expires Dec 16, 2025

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $3,489,717.00.

AFFIANT:

STATE OF Pennsylvania

COUNTY OF Philadelphia

Subscribed and sworn to before me this 12th day of April, 2024.

Notary

My Commission expires: 1-4-27

Commonwealth of Pennsylvania - Notary Seal
Karen C. Morrissey, Notary Public
Philadelphia County
My Commission Expires January 4, 2027
Commission Number 1116067

EXHIBIT A

CERTIFICATE OF AMENDMENT
(attached hereto)

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "INLAND AMERICAN ST PORTFOLIO, L.L.C.", CHANGING ITS NAME FROM "INLAND AMERICAN ST PORTFOLIO, L.L.C." TO "ARC HR5STP1001, LLC", FILED IN THIS OFFICE ON THE TENTH DAY OF MARCH, A.D. 2014, AT 2:21 O'CLOCK P.M.



Jeffrey W. Bullock, Secretary of State

4453250 8100

140309750

AUTHENTICATION: 1193592

DATE: 03-10-14

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:26 PM 03/10/2014
FILED 02:21 PM 03/10/2014
SRV 140309750 - 4453250 FILE

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: Inland American ST Portfolio, L.L.C.

2. The Certificate of Formation of the limited liability company is hereby amended as follows:

name change to ARC HR5STP1001, LLC

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 10th day of March, A.D. 2014.

By: Carla A. Thomas
Authorized Person(s)

Name: Carla A. Thomas
Print or Type

EXHIBIT B

LEGAL DESCRIPTION

Parcel A:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows: To-wit:

Being Lot No. 2 on the Map of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 85 feet on the Northerly side of Crossfield Drive, and runs back between parallel line, 175 feet to a dead end.

Parcel B:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Beginning on the Southerly margin of the Lebanon Pike or Road at a point 130 feet, more or less, East of the Easterly margin of McGavock Pike or Lane, the Northeast corner of the property conveyed to R. H. Porter by deed from Archie G. Combs and wife, of record in Book 2137, Page 56, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said Pike or Road Eastwardly 85.9 feet to the Northwest corner of the property conveyed to Mrs. Marguerite Fox Perry by Deed from Leona W. Combs, of record in Book 2923, Page 331, as corrected in Book 2993, Page 274, Register's Office for Davidson County, Tennessee; thence with the Westerly line of said Perry property South 11 degrees 15 minutes East 200 feet; thence North 79 degrees 10 minutes East 92.2 feet; thence South 11 degrees 15 minutes East 144.4 feet; thence North 83 degrees 32 minutes West 379.5 feet to the Easterly margin of McGavock Pike or Lane; thence with same North 1 degrees 49 minutes East 111.6 feet to the Southwest corner of said Porter property; thence with the line of said Porter property North 78 degrees 45 minutes East 130 feet, and North 1 degrees 49 minutes East 125 feet to the beginning.

Parcel C:

A tract of land in the third formerly the second, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of J. W. Vaughn and Ellis Bros. Subdivision on the Arch Harper Home Place on the Lebanon Pike, as of record in Book 332, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Lebanon Pike at the Northeast corner of the property conveyed to Evelyn C. Beltran by Deed from Leona W. Combs, of record in Book 2739, Page 231, Register's Office for Davidson County, Tennessee;

Thence with said Beltran's East boundary line Southerly 235 feet; thence North 79 degrees 10 minutes East 92.2 feet; thence Northwesterly 235 feet to the center of Lebanon Pike; thence with the center of same South 79 degrees ten minutes West 92.2 feet to the beginning.

Being the same property conveyed to Inland American St Portfolio, L.L.C., a Delaware limited liability company, by Special Warranty Deed from SunTrust Bank, a Georgia banking corporation f/k/a Third National Bank in Nashville, of record in Instrument No. 20071220-0146300, Register's Office for Davidson County, Tennessee, dated December 10, 2007 and recorded on December 20, 2007.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes for the year 2024; a lien, not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 172 and Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

3. Easement for Water Main of record in Book 722, Page 259, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer Easement of record in Book 4278, Page 162 and Book 4319, Page 948, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of Master Agreement Regarding Leases dated December 10, 2007, by and between Inland American St Portfolio, LLC, a Delaware Limited Liability Company, Landlord, and SunTrust Bank, a Georgia banking corporation, Tenant, as evidenced by the Memorandum of Lease of record in 20071220-0146301, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of Master Agreement Regarding Leases dated December 10, 2007, by and between Inland American St Portfolio, LLC, a Delaware Limited Liability Company, Landlord, and SunTrust Bank, a Georgia banking corporation, Tenant, as evidenced by the Memorandum of Lease of record in 20071220-0146303, in the Register's Office for Davidson County, Tennessee.

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 April 16, 2024 (date of document).

Affiant Signature

April 16, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of April, 2024.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY