Karen Johnson Davidson County
Batch# 1136130 DEEDWARRSP
05/16/2024 03:29:30 PM 7 pgs
Fees: $38.00 Taxes: $81,902.40
20240516-0036524

Space above this line reserved for recorder

Prepared by:

Bocarsly Emden Cowan Esmail Arndt LLP
633 West Fifth Street, Suite 5880
Los Angeles, CA 90071
Attn: Aaron Eshaghian, Esq.

After recording return to:

Frost Brown Todd LLP
400 West Market Street, Suite 3200
Louisville, Kentucky 40202-3363
Attn: Amy J. Burnette & Jacob B. Vissing

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Cheyenne MHC, LP 467 Erlanger Road Erlanger, KY 41018 Attn: Kurtis Keeney	Cheyenne MHC, LP 467 Erlanger Road Erlanger, KY 41018 Attn: Kurtis Keeney	043-00-0-006

SPECIAL WARRANTY DEED

In consideration of a sum certain of money as noted on the last page of this Deed and other considerations, the receipt and sufficiency of which are hereby acknowledged as of the 14th day of May, 2024, ROYCE OLD HICKORY ESTATES LLC, a Delaware limited liability company ("Grantor"), hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms to CHEYENNE MHC, LP, a Delaware limited partnership (the "Grantee") all that certain land situated in the City of Madison, County of Davidson, State of Tennessee, described on Exhibit A attached hereto and made a part hereof (the "Property").

This being improved property known as: Old Hickory.

TOGETHER with all the tenements, hereditaments, appurtenances, estate, title and interest thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said Property and all rights appurtenant to said Property to Grantee and Grantee's heirs, successors and assigns forever in FEE SIMPLE, subject to the matters enumerated in Exhibit B attached hereto and made a part hereof by this reference, which reference shall not serve to reimpose the same (collectively, the "Permitted Exceptions").

AND, the Grantor, for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that, subject to the Permitted Exceptions, (i) the Grantor is seized and possessed of the Property conveyed by this Deed, (ii) the Grantor has a right to convey it, and (iii) the Grantor shall warrant and defend the title to it against all persons claiming by, through or under the Grantor, its successors and/or assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE NEXT PAGE]

Executed and Delivered to be effective as of the date first written above.

GRANTOR:

ROYCE OLD HICKORY ESTATES LLC,
a Delaware limited liability company

By: _____
Name: Daniel Kwon
Title: Authorized Person

STATE OF New York)
) SS
COUNTY OF New York)

Before me, a Notary Public in and for said County and State, personally appeared the within named Daniel Kwon, Authorized Signatory of Royce Old Hickory Estates LLC, who acknowledged the execution of the above and foregoing to be the free voluntary act and deed of Daniel Kwon said limited liability company.

WITNESS my hand and seal this 13 day of May, 2024.

MY COMMISSION EXPIRES: _____

_____,
Notary Public

County of Residence
of Notary Public: _____

Gina Kim
Notary Public, State of New York
Reg. No. 01KI6398677
Qualified in New York County
Commission Expires 10/07/2027

STATE OF KY §
§
COUNTY OF Kenton §

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, which is greater, is $~~22,623,705~~ $22,135,783.87 LC, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

CHEYENNE MHC, LP,
a Delaware limited partnership

By: Flagship Properties (Cheyenne MHC) GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Kurtis P. Keeney
Title: President & CEO

STATE OF KY)
)
COUNTY OF Kenton) SS

Before me, a Notary Public in and for said County and State, personally appeared the within named Kurtis P. Keeney, President & CEO of Flagship Properties (Cheyenne MHC) GP, LLC, a Delaware limited liability company and general partner of CHEYENNE MHC, LP, a Delaware limited partnership, who acknowledged the execution of the above and foregoing to be the free voluntary act and deed of such limited partnership..

WITNESS my hand and seal this 13 day of May, 2024.

MY COMMISSION EXPIRES: 3/14/27

KYNP67874
Notary Public

COUNTY OF RESIDENCE
OF NOTARY PUBLIC: Kenton

EXHIBIT A
TO DEED

LEGAL DESCRIPTION

The certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Bounded on the East by the Cumberland River, on the North by Old Hickory Boulevard, on the West by Kingsway Green of America, Section 1, of record in Book 4212, Page 838, Registers Office of Davidson County, Tennessee, and on the West by Cheyenne Boulevard, being more particularly described as follows:

Beginning at a concrete monument on the Easterly right-of-way of Sandhurst Drive, the Southeast corner of said Kingsway Green; thence North 30 degrees 13' East with the Easterly margin of Sandhurst Drive, 722.94 feet to a point in the Southerly margin of Old Hickory Boulevard; thence with Old Hickory Boulevard, South 87 degrees 14' 11" East, 145.63 feet to a concrete monument; thence North 16 degrees 56' West, 19.39 feet to a point; thence with the Southerly boundary of Elizabeth Carlile's property, South 87 degrees 48' 59" East, 174.82 feet to an iron pipe; thence North 8 degrees 32' 30" West, 102.65 feet to an iron pipe; thence North 71 degrees 52' 05" East, 435.00 feet to a point in the low water line of the Cumberland River, being the Southeasterly corner of L.T. Marlowe's property; thence downstream with the low water line of said river, South 36 degrees 05' East, 883.0 feet to a point; thence South 28 degrees 05' East, 786.00 feet to a point; thence leaving the Cumberland River, South 88 Degrees 30' West, 542.00 feet to a point; thence North 36 degrees 00' West, 140.00 feet to a point; thence South 80 degrees 00' West, 215.00 feet to a point; thence South 87 degrees 00' West, 225.00 feet to a point; thence North 71 degrees 15' West, 240.00 feet to a point; thence North 78 Degrees 30' West, 410.00 feet to a point; thence North 89 degrees 05' West, 125.00 feet to a point in the Easterly margin of Cheyenne Boulevard; thence with said Boulevard, North 32 degrees 51' West, 294.00 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 84.32 feet, a central angle of 63 degrees 04', 70.80 feet to a point; thence North 30 degrees 13' East, 17.95 feet to the Point of Beginning; Containing 38.92 acres, more or less.

Being the same property conveyed to Royce Old Hickory Estates LLC by virtue of Special Warranty Deed from Boggs Kurlander Steele, LLC, a Colorado limited liability company, dated March 5, 2021, recorded April 8, 2021, in Instrument No.20210408-0047147, in the Register's Office of Davidson County.

Informational Purpose Only: Tax Parcel Number 043-006.00

EXHIBIT B
TO DEED

PERMITTED EXCEPTIONS

This conveyance is specifically, however, is made subject to (i) governmental laws, rules and regulations affecting the Property, (ii) non-delinquent real estate taxes and general and special assessments, (iii) such state of facts as would be disclosed by an accurate survey of such Property being conveyed, (iv) rights of tenants, as tenants only, pursuant to the unrecorded written leases affecting the Property as of the date hereof, and (v) all other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements, in each case, of record for such Property being conveyed.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 05/14/2024 (date of document).

Tonya McCants
Affiant Signature

05/16/2024
Date

State of New York

County of New York

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

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025