Karen Johnson Davidson County
Batch# 1143071 DEEDWARRSP
06/04/2024 12:36:30 PM 7 pgs
Fees: $38.00 Taxes: $98,716.00
20240604-0041672

FROM: Highlands Equities, LLC, as to an undivided 92.8% interest, and Highlands Exchange LLC, as to an undivided 7.2% interest, as tenants in common

TO: Highland Ventures LLC, a Tennessee limited liability company

This instrument was prepared by:

Berman, Boyle & Engel LLC
1777 Reisterstown Road, Suite 265
Baltimore, Maryland 21208
Attn: Meyer Berman, Esq.

Address of New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Highlands Ventures LLC 222 Rockaway Turnpike, Suite 3 Cedarhurst, New York 11516	Same as New Owner	147 080 035.00 147 080 243.00

SPECIAL WARRANTY DEED

May 29, 2024

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HIGHLANDS EQUITIES, LLC, a Delaware limiting liability company, as to an undivided 92.8% interest, and HIGHLANDS EXCHANGE LLC, a Delaware limited liability company, as to an undivided 7.2% interest, as tenants in common (collectively hereinafter called the "**Grantor**") by these presents does transfer, sell and convey unto HIGHLAND VENTURES LLC, a Tennessee limited liability company, as to an undivided 85.90% interest, HIGHLAND VENTURES TIC LLC, a Tennessee limited liability company, as to an undivided 10.00% interest, and HIGHLAND VENTURES TIC II LLC, a Tennessee limited liability company, as to an undivided 4.10% interest, as tenants in common (hereinafter called the "**Grantee**"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto. Being the same land conveyed to Grantor by Special Warranty Deed recorded as Instrument No. 20210927-0129542 in the Register's Office for Davidson County, Tennessee.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 4646 Nolensville Pike and 378 Wales Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, together with all appurtenances thereunto belonging, and all improvements thereon, unto the said Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants to warrant and defend the title to said tracts or parcels of land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the day and year first above written.

GRANTOR:

HIGHLANDS EQUITIES, LLC,
a Delaware limited liability company

By: _____
Name: Michael Netzer
Title: Authorized Person

HIGHLANDS EXCHANGE LLC,
a Delaware limited liability company

By: _____
Name: Michael Netzer
Title: Authorized Person

STATE OF NEW JERSEY)
)
COUNTY OF OCEAN)

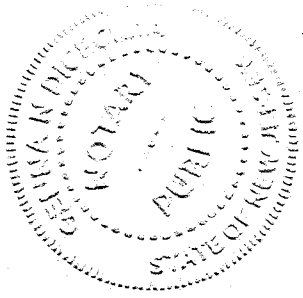
Before me, Genna DiCecilia, a Notary Public in and for the County and State aforesaid, personally appeared **Michael Netzer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon affirmation, acknowledged himself to be (a) an Authorized Person of **Highlands Equities, LLC**, a Delaware limited liability company, and (b) an Authorized Person of **Highlands Exchange LLC**, a Delaware limited liability company, the within named grantors, and that he, as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the foregoing entities.

Witness my hand and seal at office in Lakewood, Newjersey, this 23 day of May, 2024.

_____
Notary Public

My Commission Expires: 9/6/2027

GENNA N DICECILIA
Notary Public, State of New Jersey
Comm. # 50067528
My Commission Expires 9/6/2027



GENNA N DICECILIA
Notary Public, State of New Jersey
Comm. # 50057528
Commission Expires 9/6/2027

STATE OF NEW JERSEY)
)
COUNTY OF OCEAN)

The actual consideration for this transfer is $26,680,000.00.

Affiant

Affirmed to and subscribed before me, this 23 day of May, 2024.

Notary Public

My Commission Expires: 9/6/2027

EXHIBIT A TO SPECIAL WARRANTY DEED
PROPERTY DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Nashville, County of Davidson, State of Tennessee.

Tract I:

A tract of land in the 1st (formerly the 5th) Civil District of Davidson County, Tennessee being a combination of The Highlands apartment complex and a 50-ft. access right-of-way from The Highlands apartment complex to Nolensville Road and being more fully described as follows:

Beginning at an iron pin which is North 3 degrees 53' 06" East a distance of 60.7' from a concrete monument in the southwest corner of the herein described tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, in Book 2331, Page 26, R.O.D.C. and proceeding as follows:

1. With the westerly boundary of the "Reserved for Future Development" tract, North 3 degrees 53' 06" East a distance of 357.3' to a corner post; thence,
2. Leaving said "Reserved for Future Development" tract, North 85 degrees 00' 24" West a distance of 436.82' to an iron pin; thence,
3. North 4 degrees 40' 37" East a distance of 213.07' to an iron pin; thence,
4. South 87 degrees 11' 40" East a distance of 70.85' to a corner post; thence,
5. North 0 degrees 38' 21" East a distance of 313.13' to an iron pin, the northwest corner of the herein described tract; thence,
6. South 89 degrees 21' 39" East a distance of 415.00' to an iron pin; thence,
7. North 71 degrees 10' 54" East a distance of 129.87' to an iron pin; thence,
8. South 22 degrees 13' 00" East a distance of 100.00' to an iron pin; thence,
9. North 73 degrees 38' 00" East a distance of 170.00' to an iron pin, the northeast corner of the herein described tract and the westerly boundary of Beverly Heights, Section One, as of record in Book 2331, Page 26, R.O.D.C., Tennessee; thence,
10. South 3 degrees 02' 15" East a distance of 326.65' to a concrete monument; thence,
11. South 30 degrees 44' 00" West a distance of 132.64' to a concrete monument; thence,

12. South 1 degree 14' 22" East a distance of 507.20' to a concrete monument; thence,
13. South 86 degrees 40' 01" West a distance of 384.76' to a concrete monument in a southwest corner of the herein described tract, said corner being the same southwest corner of a tract of land "Reserved for Future Development" on the recorded plan of Beverly Heights, Section One, Book 2331, Page 26, R.O.D.C.; thence,
14. South 59 degrees 20' 31" West a distance of 236.35' to an iron pin; thence,
15. With a curve to the left, said curve having a radius of 319.13', an angle of 40 degrees 44', a length of 226.88', a tangent of 118.47', a chord distance of 222.13 (survey) and a chord bearing of S38 degrees 58'31" West to an iron pin; thence,
16. South 18 degrees 36' 31" West a distance of 33.15' to an iron pin; thence,
17. With a curve to the left, said curve having a radius of 25.0', an angle of 70 degrees 33' 13", a length of 30.78', a tangent of 17.69', a chord distance of 28.87' and a chord bearing of S 16 degrees 40'02" East to an iron pin, in the north easterly margin of Nolensville Road, said iron pin being in a northwesterly direction 433.52', more or less from the centerline of Haywood Lane; thence,
18. With the northeasterly margin of Nolensville Road in a northwesterly direction with a curve to the left said curve having a radius of 2679.5, an angle of 1 degree 30' 19", a length of 70.39', a tangent of 35.20', a chord distance of 70.39' and a chord bearing of N52 degrees 42' 05" West to an iron pin; thence,

19. Leaving the northeasterly margin of Nolensville Road, North 18 degrees 36' 31" East a distance of 34.17' to an iron pin; thence,
20. With a curve to the right, said curve having a radius of 369.13', an angle of 40 degrees 44', a length of 262.42', a tangent of 137.03', a chord distance of 256.92' and a chord bearing of N 38 degrees 58' 31" East to an iron pin; thence,
21. North 59 degrees 20' 31" East a distance of 270.77 feet to an iron pin in the westerly boundary of Phase One as described in Call 1 which is the point of beginning.

Tract IA:

With the above described tract there is a 20' easement for egress and ingress to Haywood Lane, that is 20' East of and parallel with the west property line of Lot One, Beverly Heights, Section One, as of record in Book 2331, Page 26, R.O.D.C.

Tract II:

A tract of land located in the First Civil District of Davidson County, Tennessee and being Lot 2 of a resubdivision of Lot 28, Beverly Heights, Section 4 and recorded in Book 9700, Page 131, R.O.D.C. and being more fully described as follows:

Beginning at an iron pin in the northwest corner of Wales Drive, said pin being in the east line of The Highlands Apartments property and proceeding as follows:

1. South 73 degrees 50' 43" West (original call South 73 degrees 38' East) a distance of 136.79' to an iron pin, thence
2. North 18 degrees 55' West a distance of 85.48' to an iron pin, thence,
3. North 63 degrees 55' 20" West a distance of 19.09' to an iron pin, thence,
4. North 71 degrees 05' East a distance of 88.95' to an iron pin, thence,
5. South 49 degrees 00' 40" East a distance of 122.02' to the Point of Beginning.

NOTE FOR INFORMATION: Being Parcel No. 147-08-0-035.00 (As to Tract I) and 147-08-0-243.00 (As to Tract II), of the City of Nashville, County of Davidson.

EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.

2. Any lease, grant, conveyance, exception or reservation of minerals or mineral rights appearing in the Public Records.

3. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

4. 10' easement for public utilities as shown on plat of record in Plat Book 2331, Page 26. (Tract 1)

5. Matters shown on the Plan of record in Plat Book 9700, page 131, said Register's Office. (Tract 2)

6. Utility and drainage easement as shown on plat recorded in Plat Book 5200, Page 263. (Tract 2)

7. Restrictive Covenants of record in Book 5626, Page 220, said Register's Office. (Tract 2)

8. Grant of Easement granted to Comcast of Nashville I, LLC, recorded on July 17, 2017, as Instrument No. 201707170071457, said Register's Office.

9. The following matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Tony Reasons II of The Reasons Company, on behalf of The Edge Group LLC, dated July 18, 2021, last revised September 13, 2021 as Network Reference No. 20210201-01:

    a) Rights of others, both public and private in and to light poles, overhead utilities, power poles, sanitary sewer manholes, water meters, signs, area inlets and fire hydrants on or crossing subject property

Tennessee Certification of Electronic Document

I, Elisheva Pullman, 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 5-23-2024 (date of document).

E. [signature]
Affiant Signature

6-4-2024
Date

State of NY

County of Nassau

Sworn to and subscribed before me this 4 day of June, 2024.

YONINA NEUFELD
Notary Public, State of New York
Reg. No. 01NE6319577
Qualified in Queens County
Commission Expires 2/23/2027

[signature]
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL