Karen Johnson Davidson County
Batch# 1149537 DEEDQC
06/20/2024 02:49:30 PM 7 pgs
Fees: $38.00 Taxes: $55,685.00
20240620-0046513

THIS INSTRUMENT PREPARED BY:
Alec F. Davidson, Esq.
McDonald Hopkins LLC
600 Superior Ave., Suite 2100
Cleveland, Ohio 44114

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:

McKendree SNF Property Holdings, LLC
3450 Oakton Street
Skokie, Illinois 60076

McKendree SNF Property Holdings, LLC
3450 Oakton Street
Skokie, Illinois 60076

MAP PARCEL NOS.: 07506015000, 07506015100, 07506015200, 07500004200, 07500004100, 07500003800

QUITCLAIM DEED

For and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NASHVILLE SENIOR CARE, LLC, a Tennessee nonprofit limited liability company, by these presents do hereby quitclaim and convey unto MCKENDREE SNF PROPERTY HOLDINGS, LLC, a Delaware limited liability company, and its heirs, representatives, successors and assigns, all its interest in

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as 4347 Lebanon Pike, 15 Ashbury Lane, 41 Ashbury Lane, 4360 Andrew Jackson, Hermitage, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[Oath of Consideration Follows]

STATE OF Tennessee
COUNTY OF Bradley

The actual consideration for this transfer is $ 15,050,000.00 .

Affiant

Subscribed and sworn to before me
this 4 day of June
2024.

Janice Anderson
Notary Public

My commission expires: 04/25/27

JANICE ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY
MY COMMISSION EXPIRES 4-25-2027

[Signature Page Follows]

IN WITNESS WHEREOF, I have hereunto set my hand this the 17TH day of June, 2024.

NASHVILLE SENIOR CARE, LLC,
a Tennessee nonprofit limited liability company

By: _____
Name: Thomas D. Johnson
Title: Executive Director

STATE OF Tennessee
COUNTY OF Bradley

Personally appeared before me the undersigned Notary Public, Janice Anderson, the within named Thomas D. Johnson, Executive Director of NASHVILLE SENIOR CARE, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2024.

Janice Anderson
Notary Public

My commission expires: 04/25/27

JANICE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY
MY COMMISSION EXPIRES 4-25-2027

Deed- Hermitage

Exhibit "A "

TRACT I

BEING A PARCEL OF LAND IN THE 11TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY MARGIN OF U.S. HIGHWAY 70 (LEBANON ROAD) EXTENDING FROM THE NORTHERLY MARGIN OF BELINDA DRIVE TO THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST INTERSECTION OF U.S. HIGHWAY 70 AND HIGHLAND VIEW DRIVE; THENCE, WITH SAID MARGIN OF HIGHLAND VIEW DRIVE, SOUTH 82°47'04" EAST, A DISTANCE OF 1109.71 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 8193, PAGE 190, R.O.D.C. THENCE, LEAVING SAID SOUTHERLY MARGIN, SOUTH 27°32'55" WEST, A DISTANCE OF 332.97 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID MCKENDREE VILLAGE, INC.; THENCE, WITH THE WEST LINE OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 5592, PAGE 113, R.O.D.C. AND DEED BOOK 5583, PAGE 433, R.O.D.C. SOUTH 28°00'20" WEST, A DISTANCE OF 510.72 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF JAMES B. CLOYD OF RECORD IN INSTRUMENT NUMBER 200101020000212, R.O.D.C.; THENCE, WITH THE WEST LINE OF SAID CLOYD, SOUTH 27°54'18" WEST, A DISTANCE OF 271.25 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF HERMITAGE ESTATES OF RECORD IN PLAT BOOK 3300, PAGE 71, R.O.D.C.; THENCE, WITH SAID HERMITAGE ESTATES, NORTH 82°48'00" WEST, A DISTANCE OF 498.39 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 82°42'49" WEST, A DISTANCE OF 166.16 FEET TO AN IRON PIN IN THE EASTERLY LINE OF HERMITAGE METHODIST CHURCH OF RECORD IN DEED BOOK 5194, PAGE 183, R.O.D.C.; THENCE, WITH SAID CHURCH PROPERTY, THE FOLLOWING CALLS: NORTH 18°43'25" EAST, A DISTANCE OF 40.00 FEET TO AN IRON PIN; NORTH 55°02'27" WEST, A DISTANCE OF 331.35 FEET TO AN IRON PIN; SOUTH 37°39'48" WEST, A DISTANCE OF 302.02 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE LEFT 48.82 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 30°27'29", A RADIUS OF 91.83 FEET, AND A CHORD OF SOUTH 22°26'03" WEST 48.24 FEET; THENCE, SOUTH 07°10'00" WEST, A DISTANCE OF 34.90 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF BELINDA DRIVE; THENCE, WITH SAID MARGIN, NORTH 82°50'00" WEST, A DISTANCE OF 106.00 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE RIGHT 146.44 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 30°30'00", A RADIUS OF 275.10 FEET, AND A CHORD OF NORTH 67°34'59" WEST A DISTANCE OF 144.72 FEET; THENCE WITH A CURVE TO THE RIGHT OF 79.40 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF LEBANON ROAD, SAID CURVE HAVING A CENTRAL ANGLE OF 90°58'40", A RADIUS OF 50.00 FEET AND A CHORD OF NORTH 07°50'18" WEST 71.32 FEET, THENCE, WITH SAID EASTERLY MARGIN THE FOLLOWING CALLS: THENCE, WITH A CURVE TO THE RIGHT 142.52 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 01°04'32", A RADIUS OF 7,591.44 FEET AND A CHORD OF NORTH 38°36'28" EAST A DISTANCE OF 142.52 FEET; THENCE, NORTH 39°08'39" EAST, A DISTANCE OF 84.57 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE LEFT 159.93 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'31", A RADIUS OF 7,687.44 FEET, AND A CHORD OF NORTH 38°32'57" EAST 159.93 FEET; THENCE, NORTH 37°57'11" EAST A DISTANCE OF 831.85 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE RIGHT 53.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 21°42'25", A RADIUS OF 142.00 FEET AND A CHORD WHICH BEARS NORTH 48°48'41" EAST 53.48 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE SENIOR CARE, LLC, A TENNESSEE NON-PROFIT LIMITED LIABILITY COMPANY, BY DEED FROM NASHVILLE HEALTHCARE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201809260095447, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II:

BEING A PARCEL OF LAND IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED SOUTH OF HIGHLAND VIEW DRIVE AND WEST OF ANDREW JACKSON PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY, SAID PIN BEING 400 FEET, MORE OR LESS, SOUTH OF HIGHLAND VIEW DRIVE AND BEING THE SOUTHEAST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 10612, PAGE 11, R.O.D.C.; THENCE, WITH SAID MARGIN SOUTH 15°26'38" WEST, A DISTANCE OF 681.47 FEET TO AN IRON PION AT THE NORTHEAST CORNER OF HERMITAGE UNITED METHODIST CHURCH OF RECORD IN INSTRUMENT NUMBER 200101020000213, R.O.D.C.; THENCE, WITH THE NORTHERLY LINES OF HERMITAGE UNITED METHODIST CHURCH AND JAMES B. CLOYD OF RECORD IN INSTRUMENT NUMBER 200101020000212, R.O.D.C. NORTH 64°06'07" WEST, A DISTANCE OF 821.68 FEET TO AN IRON PIN IN THE EAST LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 11432, PAGE 371, R.O.D.C.; THENCE, WITH SAID VILLAGE NORTH 28°00'20" EAST, A DISTANCE OF 510.72 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 8193, PAGE 190, R.O.D.C.; THENCE, WITH THE SOUTHERLY LINE OF SAID MCKENDREE VILLAGE, INC., SOUTH 82°43'52" EAST, A DISTANCE OF 259.88 FEET TO AN IRON PIN; THENCE, WITH THE SOUTHERLY LINES OF LINDA ADAMS OF RECORD IN INSTRUMENT NUMBER 200406180072436, R.O.D.C., E.A. BURKE, ET UX OF RECORD IN DEED BOOK 1852, PAGE 544, R.O.D.C. AND MCKENDREE VILLAGE, INC. OF RECORD IN DEED BOOK 10612, PAGE 11, R.O.D.C. SOUTH 74°09'23" EAST, A DISTANCE OF 439.74 FEET TO THE POINT OF BEGINNING.

TRACT III:

LAND SITUATED IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BOUNDED ON THE NORTH BY HIGHLAND VIEW DRIVE, EAST BY ANDREW JACKSON PARKWAY, SOUTH BY MCKENDREE VILLAGE, INC., AND THE WEST BY E.A. BURKE, ET UX AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY (70' R.O.W.) AND THE NORTHEAST CORNER OF MCKENDREE VILLAGE, INC. OF RECORD IN DEED BOOK 5583, PAGE 433, R.O.D.C. AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF MCKENDREE VILLAGE, INC. OF RECORD IN DEED BOOK 5583, PAGE 433, R.O.D.C., NORTH 74°09'23" WEST, A DISTANCE OF 182.15 FEET TO AN IRON PIN; THENCE, ALONG OR NEAR THE EASTERLY LINE OF E.A. BURKE, ET UX OF RECORD IN DEED BOOK 1852, PAGE 544, R.O.D.C. NORTH 28°25'26" EAST, A DISTANCE OF 360.17 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE; THENCE, WITH SAID SOUTHERLY MARGIN AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 78°22'59", AN ARC LENGTH OF 164.16 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°22'32" EAST 151.66 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY (70' R.O.W.); THENCE, WITH SAID PARKWAY SOUTH 15°52'51" WEST, A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING.

TRACT IV:

LAND SITUATED IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BOUNDED ON THE NORTH BY HIGHLAND VIEW DRIVE, EAST BY ADAMS, SOUTH BY MCKENDREE VILLAGE AND THE WEST BY MCKENDREE VILLAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE, SAID PIN BEING SOUTH 82°12'22" EAST, A DISTANCE OF 259.05 FEET FROM THE NORTHEAST CORNER OF MCKENDREE VILLAGE OF RECORD IN BOOK 11432, PAGE 371, R.O.D.C. AND ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG OR NEAR THE WESTERLY LINE OF LINDA ADAMS OF RECORD IN INSTRUMENT NUMBER 200406180072436, R.O.D.C. SOUTH 27°33'16" WEST, A DISTANCE OF 330.45 FEET TO AN IRON PIN; THENCE, WITH THE NORTHERLY LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 5592, PAGE 113, R.O.D.C. NORTH 82°43'52" WEST, A DISTANCE OF 259.88 FEET TO AN IRON PIN; THENCE, WITH THE EASTERLY LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 11432, PAGE 371, R.O.D.C. NORTH 27°32'55" EAST, A DISTANCE OF 332.97 FEET TO A P.K. NAIL; THENCE, WITH THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE SOUTH 82°12'22" EAST, A DISTANCE OF 259.05 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE SENIOR CARE, LLC, A TENNESSEE NON-PROFIT LIMITED LIABILITY COMPANY, BY DEED FROM NASHVILLE HEALTHCARE INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201809260095448, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Melissa Korhely, 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 June 4, 2024 (date of document).

Melissa Kelly
Affiant Signature

Date

State of OHIO

County of SUMMIT

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-01-2026

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026