Karen Johnson Davidson County
Batch# 1188759 DEEDWARRSP
10/02/2024 01:54:30 PM 6 pgs
Fees: $33.00 Taxes: $9,250.00
20241002-0076520

7th

Prepared by:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Return to:
CRP/ECG Parke West Owner, L.L.C.
c/o the Carlyle Group
1001 Pennsylvania Avenue, NW
Washington, D.C. 20004-2505

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of September, 2024, by and between **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company ("Grantor"); and **CRP/ECG PARKE WEST RETAIL OWNER, L.L.C.**, a Delaware limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in County of Davidson, State of Tennessee, described more particularly as follows (the "Property"), to-wit:

(See Exhibit "A" Attached Hereto for Property Description)

TO HAVE AND TO HOLD, the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters shown as Permitted Exceptions on Exhibit "B" attached hereto and incorporated herein by reference; and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized partner, as of the day and year first above written.

PARKE WEST VENTURE PARTNERS, LLC, a Delaware limited liability company

By: Avante Parke West JV, LLC, a Delaware limited liability company
Its: Sole Member

By: Robert A Culpepper III
Name: Robert A. Culpepper, III
Title: Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert A. Culpepper, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Avante Parke West JV, LLC, a Delaware limited liability company, the Sole Member of **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office, this 27th day of September, 2024.

Ruth Logan
Notary Public

My Commission Expires:
3-9-27

RUTH LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 2,500,000, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Robert A Culpepper III

Affiant, Robert A. Culpepper, III, as Authorized Agent of Avante Parke West JV, LLC, a Delaware limited liability company, the Sole Member of **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company

Subscribed and sworn to before me this 27th day of September, 2024.

Ruth Logan

Notary Public

My Commission Expires:
3-9-27

RUTH LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

~~Name and Address of Property Owner:~~
~~Parke West Venture Partners, LLC~~
~~9010 Overlook Boulevard~~
~~Brentwood, Tennessee 37027~~

Name of New Owner and Mail Tax Bills To:
CRP/ECG Parke West Owner, L.L.C.
c/o the Carlyle Group
1001 Pennsylvania Avenue, NW
Washington, D.C. 20004-2505

Property Address:
~~110 Murphy Court~~ 3421 Murphy Road
Nashville, TN 37203

Tax Parcel ID: ~~Part of~~ 104-06-0Y-~~001.00-CO~~ -002.00-CO

EXHIBIT "A"
PROPERTY DESCRIPTION

The Retail Unit of Parke West Master Condominium described in the Declaration Establishing Parke West Master Condominium of as Instrument No. 20200616-0062170, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the undivided percentage interest in the Common Elements and the Limited Common Elements appurtenant to the Retail Unit as set forth in the Declaration Establishing Parke West Master Condominium and all easements appurtenant to the Retail Unit as specifically enumerated in the Declaration Establishing Parke West Master Condominium. Reference is hereby made to the plat of Parke West Master Condominium of record as Exhibit "D" to the Declaration Establishing Parke West Master Condominium, for a more complete identification and description of the Retail Unit.

Being a portion of the same property conveyed to Parke West Investment Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Fifth Third Bank, an Ohio banking corporation, of record in Instrument No. 20190805-0077301 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 5, 2019.

Being a portion of the same property conveyed to Parke West Venture Partners, LLC, a Delaware limited liability company, by Quitclaim Deed from Parke West Investment Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20200616-0062169 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 16, 2020.

APN:

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment. No amounts due or payable as of date of Policy.

2. Taxes for the year 2024, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Instrument No. 20200706-0072297, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Establishing Parke West Master Condominium of record in Instrument No. 20200616-0062170, First Amendment to Declaration Establishing Parke West Master Condominium of record in Instrument No. 20240304-0014703, and Collateral Assignment of Declarant's Rights (Condominium) of record in Instrument No. 20200616-0062173, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Parke West Master Condominium Association, Inc. of record in Instrument Number 20200623-0067737, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument Number 20040210-0016022, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200424-0043340, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Use Restrictions of record in Instrument Number 20240124-0004469, in the Register's Office for Davidson County, Tennessee.

9. Term and provisions of Lease dated July 31, 2019, by and between Parke West Investment partners, LLC, a Tennessee limited liability company, Landlord, and Fifth Third Bank, an Ohio banking corporation, Tenant, as evidenced by the Memorandum of Lease Agreement of record in Instrument Number 20190805-0077304, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

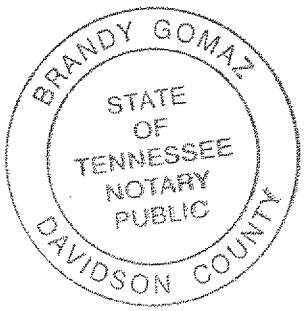
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2024 (date of document).

Affiant Signature

September 30, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of September, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25