Karen Johnson Davidson County
Batch# 1203200 DEEDWARRSP
11/12/2024 09:53:30 AM 6 pgs
Fees: $33.00 Taxes: $29,230.00
20241112-0087611

THIS INSTRUMENT PREPARED BY:

Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

VERONICA RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-13-2025
Notary ID 126671751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,900,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of November, 2024.

Veronica Rodriguez
Notary Public
My Commission Expires: 4-13-2025

SPECIAL WARRANTY DEED

Address New Owners:
Clemson Apartment Holdings 3
401 Congress Avenue Suite 3250
Austin, TX 78701

Send Tax Bills To:

New Owner

Map-Parcel Numbers:
034-06-0.056.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1830 SPRING BRANCH DR LLC**, a Texas limited liability company (hereinafter, the "***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **CLEMSON APARTMENT HOLDINGS 3 LLC**, a Texas limited liability company ("***Grantee***"), and Grantee's successors and assigns, an undivided fifty percent (50%) interest in the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 1830 Spring Branch Drive, Madison, Davidson County, Tennessee. The addresses are believed to be accurate, but such addresses are not part of the legal descriptions. In the event of any discrepancy, the legal descriptions herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, it's successors and assigns, that (1) Grantor is lawfully seized in fee simple of the Property above conveyed, (2) has full power and authority and right to convey the same, (3) will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except (a) taxes not yet due and payable for the calendar year 2024 and thereafter and the special taxes becoming a lien after the date hereof; and (b) all easements, covenants, conditions and restrictions of record (the "***Permitted Exceptions***"), and

(4) will execute such further assurances of the said Property as may be requisite, in each case, subject to the Permitted Exceptions.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 28 day of October, 2024.

GRANTOR:

1830 SPRING BRANCH DR LLC,
a Texas limited liability company

By: GVA Pro LLC, a Texas limited liability company, its Manager

By: _____
Name: Alan Stalcup
Title: Manager

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan Stalcup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of the Manager of 1830 Spring Branch Dr LLC, a Texas limited liability company, the within named bargainor, and that he as the Manager of the Manager of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Manager of the Manager.

WITNESS my hand, at office, this 25th day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/2028

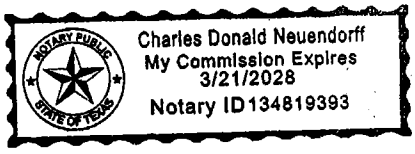


EXHIBIT A

Legal Description

Being a certain tract of land located in the 10th Civil District of Davidson County, Tennessee, as described in Deed Book 8716, Page 125; said Tract being bounded on the North by Spring Branch Drive, the East by Shepherd Hills Subdivision, Section Two, as recorded in Deed Book 2900, Page 12, the South and West by Grizzard Creek, and being more particularly described as follows:

Beginning at an old concrete monument in the Southern margin of Spring Branch Drive, said monument being the Northwest corner of Lot 47, Shepherd Hills Section No. 2 as recorded in Deed Book 2900, Page 12, Thence continuing along the common property line with Shepherd Hills Section 2 the following calls:

-South 04 degrees 25 minutes 51 seconds East 350.00 feet to an iron rod found;
-North 84 degrees 18 minutes 26 seconds East 120.02 feet to an iron rod found;
-South 09 degrees 35 minutes 33 seconds East 187.99 feet an iron rod found, passing a found iron rod at a fence corner at 30.09 feet, said point being the common Lot corner of Lot 88 and Lot 89;
-South 22 degrees 51 minutes 33 seconds East 160.50 feet to an old 60 Penny Nail;
-South 32 degrees 09 minutes 41 seconds East 155.94 feet to an iron rod found;
-South 41 degrees 58 minutes 28 seconds East 157.94 feet to an iron rod found;
-South 46 degrees 11 minutes 00 seconds East 160.13 feet to an iron rod found;
-South 56 degrees 18 minutes 42 seconds East 120.09 feet to on old axle found;
-South 53 degrees 55 minutes 31 seconds East 120.00 feet to the corner of Lot 81 and Lot 82 of said plat in the southerly margin of Grizzard Creek, said point being 31.57 feet from on old axle lying between said Lots 81 and 82 witnessing said corner, said point also being a common corner with Miracle Temple Pentecostal Church of God Trustees;

Thence leaving said subdivision and continuing along the common property line of Miracle Temple Pentecostal Church of God Trustees North 75 degrees 13 minutes 08 seconds West, 59.61 feet to a point in the center of Grizzard Creek, thence continuing along the meanders of the Centerline of Grizzard Creek as referenced in Deed Book 8716, Page 125, Register's Office for Davidson County, Tennessee, the following calls:

-South 80 degrees 26 minutes 29 seconds West 52.21 feet to a point;
-along the arc of a curve to the left 44.16 feet, said curve having a radius of 532.10 feet, and a chord bearing and distance of South 78 degrees 03 minutes 50 seconds West 44.15 feet to a point;
-along the arc of a curve to the right 167.77 feet, said curve having a radius of 2653.91 feet, and a chord bearing and distance of South 77 degrees 29 minutes 50 seconds West 167.74 feet to a point;
-along the arc of a curve to the right 52.35 feet, said curve having a radius of 71.05 feet, and having a chord bearing and distance of North 79 degrees 35 minutes 08 seconds West, 51.17 feet to a point;
-along the arc of a curve to the right 16.95 feet, said curve having a radius of 18.49 feet, and having a chord bearing and distance of North 32 degrees 12 minutes 50 seconds West 16.36 feet to a point;
-along the arc of a curve to the left 58.09 feet, said curve having a radius of 928.66 feet, and having a chord bearing and distance of North 04 degrees 09 minutes 31 seconds West 58.08 feet to a point;
-along the arc of a curve to the left 69.10 feet, said curve having a radius of 49.21 feet, and having a chord bearing and distance of North 46 degrees 06 minutes 27 seconds West 63.56 feet to a point;
-along the arc of a curve to the right 96.73 feet, said curve having a radius of 118.26 feet, and having a chord bearing and distance of North 62 degrees 54 minutes 11 seconds West, 94.06 feet to a point;
-along the arc of a curve to the left 90.71 feet, said curve having a radius of 112.17 feet, and having a chord bearing and distance of North 62 degrees 38 minutes 03 seconds West, 88.26 feet to a point;

-along the arc of a curve to the right 188.42 feet, having a radius of 170.93 feet, and having a chord bearing and distance of North 54 degrees 13 minutes 13 seconds West 179.02 feet to a point;
-along the arc of a curve to the right 53.05 feet, said curve having a radius of 56.91 feet, and having a chord bearing and distance of North 04 degrees 03 minutes 48 seconds East 51.15 feet to a point;
-along the arc of a curve to the left 47.24 feet said curve having a radius of 113.72 feet, and having a chord bearing and distance of North 18 degrees 52 minutes 04 seconds East, 46.91 feet to a point;
-North 06 degrees 57 minutes 58 seconds East, 86.69 feet to a point;
-along the arc of a curve to the left 57.15 feet, said curve having a radius of 40.13 feet, and having a chord bearing and distance of North 33 degrees 50 minutes 10 seconds West, 52.44 feet to a point;
-along the arc of a curve to the right 49.12 feet, said curve having a radius of 39.87 feet, and having a chord bearing and distance of North 39 degrees 20 minutes 38 seconds West, 46.07 feet to a point;
-along the arc of a curve to the left 48.31 feet, said curve having a radius of 66.95 feet, and having a chord bearing and distance of North 24 degrees 43 minutes 18 seconds West, 47.27 feet to a point;
-North 45 degrees 23 minutes 37 seconds West 57.38 feet to a point;
-along the arc of a curve to the right 57.21 feet, said curve having a radius of 242.77 feet, and having a chord bearing and distance of North 38 degrees 38 minutes 31 seconds West, 57.08 feet to a point;
-along the arc of a curve to the left, 80.59 feet, said curve having a radius of 145.74 feet, and having a chord bearing and distance of North 47 degrees 43 minutes 56 seconds West, 79.57 feet to a point;
-North 63 degrees 34 minutes 27 seconds West, 164.32 feet to a point;

Thence leaving the main channel at a fork in Grizzard Creek, North 10 degrees 13 minutes 30 seconds East, 136.16 feet, to a point;

Thence, North 19 degrees 24 minutes 14 seconds West, 183.00 feet to a mark on a culvert in the South margin of Spring Branch Drive, said point also being the northeast corner of property of Absolute Properties LLC, thence continuing along the right of way of Spring Branch Drive the following calls:

-along the arc of a curve to the right 189.60 feet, said curve having a radius of 475.00 feet and having a chord bearing and distance of North 73 degrees 16 minutes 26 seconds East 188.34 feet to an iron rod found;
-North 84 degrees 21 minutes 15 seconds East 179.79 feet to the Point of beginning.

And containing 8.77 acres or 381,885.14 Square feet more or less according to the Survey of David L. Hurst, Tennessee Reg No. 1886, Norvell & Poe Engineers, 1101 Fox Meadows Boulevard, Suite Sevierville, TN 37862, dated 11-3-2011 and Being drawing No. 11-1027.

Together with appurtenant easements benefitting the subject tract described in Agreement for Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9537, Page 102, as corrected in Book 9645, Page 49, Register's Office for Davidson County, Tennessee.

For Information Only: Being a portion of the same property conveyed to 1830 Spring Branch Dr LLC, a Texas limited liability company, by Special Warranty Deed from Spring Branch, LLC, a Tennessee limited liability company of record in Instrument No. 20170726-0075572, Register's Office for Davidson County, Tennessee, dated July 25, 2017, and recorded on July 26, 2017.

[End of Exhibit]

Tennessee Certification of Electronic Document

I, Josie Hernandez, do hereby make oath that I am a licensed attorney and/or 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 October 28, 2024.

Affiant Signature

10.28.24

Date

State of Texas

County of Harris

Sworn to and subscribed before me this 28 day of October, 2024.

PATTI ZELLERS
Notary Public, State of Texas
Comm. Expires 12-12-2028
Notary ID 5415552

Notary's Signature

My Commission Expires: _____