Karen Johnson Davidson County
Batch# 1208913 DEEDWARRSP
11/27/2024 01:29:30 PM 5 pgs
Fees: $28.00 Taxes: $54,020.00
20241127-0092975

STATUTORY WARRANTY DEED

This Instrument prepared by:

Barnes & Thornburg LLP
2029 Century Park East, Suite 300
Los Angeles, CA 90067
Attn: S. P. LaViña, Esq.

New Owner Address:
Jamestown Ventures LLC
222 Rockaway Turnpike,
Suite 3 Cedarhurst,
NY 11516

Send tax notice to:

Jamestown Ventures LLC
222 Rockaway Turnpike, Suite 3
Cedarhurst, NY 11516

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Parcel Nos:
147-11-0-029.00, 147-11-0-135.00, 147-11-0-134.00, 147-11-0-133.00, 147-11-0-132.00, 147-11-0-131.00, 147-11-0-130.00,147-11-0-129.00, 147-11-0-128.00, 147-07-0-232.00, 147-11-0-117.00, 147-11-0-116.00, 147-07-0-231.00, 147-07-0-230.00,147-07-0-229.00, 147-07-0-228.00, 147-07-0-227.00 (Tract 1) and 147-07-0-233.00 (Tract 2).

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **SUMMIT JAMESTOWN, LLC,** a Delaware limited liability company (**"Grantor"**), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **JAMESTOWN VENTURES LLC**, a Tennessee limited liability company (**"Grantee"**), subject to the matters hereinafter set forth, the real property situated in Davidson County, Tennessee more particularly described as follows (the **"Property"**):

See Exhibit A attached hereto and made a part hereof, which property is subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the **"Permitted Exceptions"**).

TOGETHER WITH (i) all rights, privileges, easements and appurtenances pertaining to or accruing to the benefit of said property, including any interest of Grantor in any strips or gores of land adjoining said property, (ii) all buildings, structures and other improvements thereon and appurtenances thereto belonging or in anywise appertaining, and (iii) all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 21 day of November, 2024.

GRANTOR:

SUMMIT JAMESTOWN, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Joseph S. Rosen, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 7, 2024, before me, Christina De La Torre, a notary public, personally appeared Joseph S. Rosen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) CHRISTINA DE LA TORRE
Notary Public - California
Los Angeles County
Commission # 2434955
My Comm. Expires Jan 17, 2027

Signature _____

STATE OF New York)

COUNTY OF Nassau)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 14,600,000.00 .

Affiant

Sworn to and subscribed before me this 21 day of November, 2024.

ELISHEVA N FARBMAN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Queens County
01FA0027281
MY COMMISSION EXPIRES 7/30/2028

Notary Public

My Commission Expires: 7/30/28

4846-4928-3501

EXHIBIT A TO DEED

LEGAL DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 77 through 84, and 96 through 103, as shown on the plan of Section Three Parkview Estates of record in Book 4175, Page 68, Register's Office, Davidson County, Tennessee, and also being Lot "A" and Lot No. 95 on the Resubdivision of Lots 85 through 95 on the Plan of Section Three Parkview Estates of record in Book 4470, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SUMMIT JAMESTOWN, LLC, by deed from BIBISCO, INC., (Fee Interest) and JAMESTOWN APARTMENTS, LLC (Leasehold Interest), by deed of record as Instrument No. 20140203-0009310, dated January 29, 2014, said Register's Office.

TRACT 2:

Land situated in the 27th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument (old) in the Northeast corner of said property and also being the South East corner of Donald Jones of record in Deed Book 5887, Page 226, R.O.D.C., TN;

Thence, along the West line of Everado Santiago-Jilian, of record as Instrument No. 20130124-0007933, R.O.D.C., TN, S 11°41'22" E passing a 1-2" iron pin (old) at 29.86', and along R & B Investments of record as Instrument No. 20030728-0104732, R.O.D.C., TN, West line for a total distance of 199.13' to an 1-2" iron pin (old);

Thence, continuing with West line of R & B Investments, N 88°23'03" W a distance of 40.14' to an 2" iron pipe (old) at a corner of Bibisco, Inc. of record in Book 10128, Page 244, R.O.D.C., TN;

Thence, along Bibisco, Inc. for the next two calls:

Thence, N 82°06'04" W a distance of 165.68' to a concrete monument (old);

Thence, N 02°10'08" W a distance of 186.32' to a concrete monument (old) at the Southwest corner of Donald Jones, et ux, of record in Book 5887, Page 226, R.O.D.C., TN;

Thence, with Jones' line, S 84°59'11" E a distance of 172.00' to a concrete monument (old); Which is the point of beginning, having an area of 35,650 sq. ft., or 0.82 acres, more or less.

Being the same property conveyed to SUMMIT JAMESTOWN, LLC, by deed from SUMMIT TENNESSEE I, LLC, by deed of record as Instrument No. 20170626-0063956, dated June 23, 2017, said Register's Office.

Tennessee Certification of Electronic Document

I, Elisheva Ruttman, 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 11-7-2024 (date of document).

E. R.
Affiant Signature

11-27-2024
Date

State of New York

County of Nassau

Sworn to and subscribed before me this 27 day of November, 2024.

ELISHEVA N FARBMAN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Queens County
01FA0027261
MY COMMISSION EXPIRES 7/30/2028

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 7/30/28