Karen Johnson Davidson County
Batch# 1222998 DEEDWARRSP
01/03/2025 10:11:30 AM 8 pgs
Fees: $43.00 Taxes: $234,080.50
20250103-0000553

SPECIAL WARRANTY DEED

FROM: STEADFAST EASTSIDE LGA, LLC, a Delaware limited liability company; STEADFAST EASTSIDE CPA, LLC, a Delaware limited liability company; and STEADFAST EASTSIDE LTA, LLC, a Delaware limited liability company, as tenants-in-common

This instrument was prepared by:

Vanessa A. Sunshine, Esq.
Bryan Cave Leighton Paisner LLP
120 Broadway, Suite 300
Santa Monica, CA 90401

TO: EASTSIDE HEIGHTS RESIDENCES, LLC, a Delaware limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Eastside Heights Residences, LLC c/o LIV Development, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, AL 35209	Eastside Heights Residences, LLC c/o LIV Development, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, AL 35209	082-15-0-230-00

After Recording, Send To:

Eastside Heights Residences, LLC c/o LIV Development, LLC, 2204 Lakeshore Drive, Suite 450, Birmingham, AL 35209 Attn: Jason Bailey

STATE OF California)
COUNTY OF Orange)

The actual consideration for this transfer is $63,265,000.00

Affiant

Sworn to and subscribed before me, this 17th day of December, 2024.

Notary Public

My Commission Expires: October 17, 2025

ANTHONY K. LOCH
COMM. #2378875
Notary Public - California
Orange County
My Comm. Expires Oct. 17, 2025

[deed continues on following page]

ANTHONY K. LOCH
...rnia
...7, 2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, on this 18 day of December, 2024, STEADFAST EASTSIDE LGA, LLC, a Delaware limited liability company, STEADFAST EASTSIDE CPA, LLC, a Delaware limited liability company, and STEADFAST EASTSIDE LTA, LLC, a Delaware limited liability company, as tenants-in-common (hereinafter, collectively called the "**Seller**") by these presents do transfer, sell and convey unto EASTSIDE HEIGHTS RESIDENCES, LLC, a Delaware limited liability company (hereinafter called the "**Buyer**"), and Buyer's successors and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "**Property**").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

The Property address is 120 S. 5th St., Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple, subject to the Permitted Exceptions.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise, and subject in all events to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature follows]

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the date first set forth above.

SELLER:

STEADFAST EASTSIDE LGA, LLC, a Delaware limited liability company

By: Beacon Bay Holdings, LLC
a Delaware limited liability company

By: _____
Name: Dinesh Davar
Title: Manager

STEADFAST EASTSIDE CPA, LLC, a Delaware limited liability company

By: Beacon Bay Holdings, LLC
a Delaware limited liability company

By: _____
Name: Dinesh Davar
Title: Manager

STEADFAST EASTSIDE LTA, LLC, a Delaware limited liability company,

By: Beacon Bay Holdings, LLC
a Delaware limited liability company

By: _____
Name: Dinesh Davar
Title: Manager

[Signature Page to Special Warranty Deed]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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)
)
COUNTY OF ORANGE)

On _____, 2024 before me, _____,

personally appeared _____

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature See attached

Signature of Notary Public

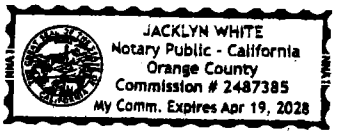
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 ORANGE)

On November 11, 2024, before me, Jacklyn White, Notary Public, personally appeared Dinesh Davar, 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.

Jacklyn White

Signature of Notary Public

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee and being known as Lot 1 on the Consolidation Plat of 417 Russell Street, 412 & 418 Woodland Street, of record in Instrument No. 201603170025496, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to Steadfast Eastside LGA, LLC, a Delaware limited liability company, as to a an undivided 27.67% interest as tenant in common, Steadfast Eastside CPA, LLC, a Delaware limited liability company, as to a an undivided 23.60% interest as tenant in common, and Steadfast Eastside LTA, LLC, a Delaware limited liability company, as to a an undivided 48.73% interest as tenant in common, by Special Warranty Deed from EH Property, LLC, a Delaware limited liability company of record in Instrument No. 20191030-0111680, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steadfast Eastside LGA, LLC, a Delaware limited liability company, as to a an undivided 13.11% interest as tenant in common, Steadfast Eastside CPA, LLC, a Delaware limited liability company, as to a an undivided 59.72% interest as tenant in common, and Steadfast Eastside LTA, LLC, a Delaware limited liability company, as to a an undivided 27.17% interest as tenant in common, by Quitclaim Deed of record from Steadfast Eastside LGA, LLC, a Delaware limited liability company, as to a an undivided 27.67% interest as tenant in common, Steadfast Eastside CPA, LLC, a Delaware limited liability company, as to a an undivided 23.60% interest as tenant in common, and Steadfast Eastside LTA, LLC, a Delaware limited liability company, as to a an undivided 48.73% interest as tenant in common, of record in Instrument No. 20191106-0114821, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of residential tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases, and rights of Surreal Blowout Bar LLC and EH Property, LLC, as tenants only, under unrecorded retail leases. No tenants have an option to purchase or right of first refusal to purchase.

2. Subject to all matters shown on the Plan of record as Instrument Number 20160317-0025496, as modified by the Surveyor's Certificate of Correction of record in Instrument No. 20181116-0112839, Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions, by and between Nashville First Church of the Nazarene, Inc. and Eastside Heights, LLC, of record in Instrument No. 20151103-0111888, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by EH Property, LLC, of record in Instrument No. 20151228-0130127, in the Register's Office for Davidson County, Tennessee.

5. The following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin, RLS No. 3518, Blew, dated September 19, 2024, and last revised October 21, 2024:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area;

    b. Fence line crossing over the subject property line

6. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by Steadfast Eastside LGA, LLC, Steadfast Eastside CPA, LLC and Steadfast Eastside LTA, LLC, as tenants in common, to Matt Foster as trustee, for the benefit of PNC Bank, National Association, a banking association, to secure a note in the original amount of $45,475,000.00, dated October 30, 2019, recorded October 30, 2019, of record as Instrument No. 20191030-0111681, Register's Office for Davidson County, Tennessee, as assigned by that Assignment of Security Instrument by PNC Bank, National Association to Fannie Mae dated October 30, 2019 and recorded October 30, 2019 as Instrument 20191030-0111682, aforesaid recording office, and as assigned by that Assignment and Release Agreement dated of even date herewith by and between Steadfast Eastside LGA, LLC, Steadfast Eastside CPA, LLC, and Steadfast Eastside LTA, LLC, each a Delaware limited liability company, as tenants in common, Eastside Heights Residences, LLC, a Delaware limited liability company, and Fannie Mae to be recorded in Register's Office for Davidson County, Tennessee.

7. Taxes for the year 2024, a lien due and payable but not yet delinquent.

Tennessee Certification of Electronic Document

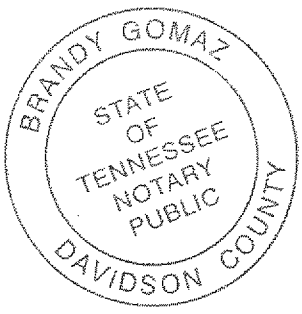
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17,2024 (date of document).

Teresa A Beardsley
Affiant Signature

December 30,2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of December, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/15/25