SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS DRAFTED BY:

Dorsey & Whitney LLP
Attn: Brad White, Esq.
2325 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Karen Johnson Davidson County
Batch# 1228657 DEEDWARRSP
01/21/2025 03:56:30 PM 6 pgs
Fees: $33.00 Taxes: $35,890.00
20250121-0004681

AFTER RECORDING RETURN TO:

Shapiro Law Group LLC
Attn: David Shapiro, Esq.
411 Blvd. of the Americas, Suite 301
Lakewood, NJ 08701

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cobblestone Corners Owner LLC, a Delaware limited liability company	Cobblestone Corners Owner LLC 32 Cross Street, Suite 201 Lakewood, NJ 08701	06100007500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted, the receipt and sufficiency of which is hereby acknowledged, as of this 9th day of January, 2025, Cobblestone Corners, L.P., a Tennessee limited partnership, Grantor, has this day bargained and sold, and does hereby convey and specially warrant to Cobblestone Corners Owner LLC, a Delaware limited liability company, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

See Exhibit A attached hereto.

Subject to all taxes and other assessments, reservations in patents and all easements, rights-of-way, covenants, conditions, and restrictions of record and all other matters of record, and all matters which would be revealed or disclosed by an accurate survey ("Permitted Exceptions"). The address of such real estate is commonly known as 501 Ben Allen Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise, and subject, however, to the Permitted Exceptions.

[Remainder of page intentionally left blank]

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

COBBLESTONE CORNERS, L.P.,
a Tennessee limited partnership

By: _____

Name: John P. McGrath

Title: general partner

ELLEN E DELANO
Notary Public - Arizona
Maricopa County
Commission # 664821
My Comm. Expires May 6, 2028

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 17 day of DECEMBER 2024, by John P. McGrath, the General Partner of Cobblestone Corners, L.P., a Tennessee limited partnership, for and on behalf thereof.

_____
Notary Public

My Commission Expires
MAY 6, 2028

THIS INSTRUMENT WAS DRAFTED BY
AND AFTER RECORDING RETURN TO:

Oath of consideration on transfers of property:

State of Massachusetts

County of Suffolk

I/we hereby swear or affirm that the actual consideration for this transfer or the Value of the property transferred, whichever is greater is $9,700,000.00 which Amount is equal to or greater than that which the property would command at a Fair and voluntary sale.

Subscribed and sworn to before me
This 15th day of January 2025.

Affiant

Notary Public
My commission expires: 3/9/29

Tina Hicks
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 9, 2029

Exhibit A to Special Warranty Deed

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 1, ON THE FINAL PLAT RE-SUBDIVISION OF LOT 2 OF MAPLE PARK SUBDIVISION OF RECORD IN PLAT BOOK 9700, PAGE 931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being a portion of the property conveyed to Cobblestone Corners, L.P., a Tennessee limited partnership by Special Warranty Deed from Ashworth & Boyson Development Company, a Tennessee corporation, dated October 24, 1997 and filed for record on October 27, 1997 in Book 10658, Page 855, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tina Hicks, 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 January 3, ~~2024~~ 2025 (date of document).

Tina Hicks
Affiant Signature

January 3, ~~2024~~ 2025
Date

~~State~~ Commonwealth of Massachusetts

County of Suffolk

Sworn to and subscribed before me this 3rd day of January, 2025.

Susan Baghough
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Susan Baghough
Notary Public, Commonwealth of Massachusetts
My Commission Expires February 10, 2028