THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

Foley & Lardner LLP
Matthew E. Jassak, Esq.
301 East Pine Street, Suite 1200
Orlando, Florida 32801

Karen Johnson Davidson County
Batch# 1235125 DEEDWARRSP
02/06/2025 02:32:30 PM 7 pgs
Fees: $38.00 Taxes: $21,352.70
20250206-0009234

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
4343 ASHLAND CITY HIGHWAY TN LLC c/o CareTrust REIT, Inc. 905 Calle Amanecer, Suite 300 San Clemente, CA 92673	4343 ASHLAND CITY HIGHWAY TN LLC c/o CareTrust REIT, Inc. 905 Calle Amanecer, Suite 300 San Clemente, CA 92673	069-00-0-113.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of February 1st, 2025, by **CUMBERLAND LONG TERM FACILITY, LLC**, a Tennessee limited liability company (formerly known as and having converted from Cumberland Long Term Facility, Inc.), whose address is c/o American Health Partners, 201 Jordan Rd, Suite 200, Franklin, TN 37067 ("**Grantor**"), in favor of **4343 ASHLAND CITY HIGHWAY TN LLC**, a Delaware limited liability company, whose address is c/o CareTrust REIT, Inc., 905 Calle Amanecer, Suite 300, San Clemente, CA 92673 ("**Grantee**").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, transfer, convey and confirm unto Grantee, its successors and assigns forever, all that certain tract or parcel of land situated in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

TOGETHER with all the improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This is improved property commonly known as 4343 Ashland City Highway, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said GRANTEE and its successors and assigns, forever.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right and lawful authority to sell and convey it.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise.

The Property is subject to taxes for year 2025 and subsequent years, not yet due and payable, and all easements, covenants, conditions, restrictions, and other matters of record; however, this reference shall not serve to reimpose the same.

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 PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

CUMBERLAND LONG TERM FACILITY, LLC, a Tennessee limited liability company

By:_____
Name: Jeffrey A. Bogle
Title: Authorized Representative

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Bogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Authorized Representative of **CUMBERLAND LONG TERM FACILITY, LLC**, a Tennessee limited liability company, the within bargainor, a limited liability company, and that he/she as such Authorized Representative, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Representative.

Witness my hand and seal, at office in Franklin, Tennessee, this the 21 day of November, 2024.

JULIE L. LONG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-21-2026

_____
Notary Public

My Commission Expires: My Commission Expires: March 21, 2026

STATE OF Tennessee)

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is Five Million Seven Hundred Seventy One Thousand and 00/100 Dollars ($5,771,000.00).

JEFFREY A. BOGLE, as Authorized Representative of
CUMBERLAND LONG TERM FACILITY, LLC

Sworn to and subscribed before me this 25 day of November, 2024.

Notary Public

My Commission Expires: ~~My Commission Expires:~~
March 21, 2026

JULIE L. LONG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-21-2026

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

LYING IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE FIRST COUNCILMANIC DISTRICT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A FOUND CONCRETE MONUMENT IN THE EASTERN RIGHT-OF-WAY OF STEWART LANE (40' R/W), SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF COWELL AND LOGUE AS RECORDED IN INSTRUMENT NO. 200812150120050 (FORMERLY BELONGING TO HOYT WALKER) AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE WITH THE SOUTHERN LINE OF COWELL AND LOGUE, SOUTH 82 DEGREES 05 MINUTES 47 SECONDS EAST A DISTANCE OF 127.40 FEET TO A FOUND CONCRETE MONUMENT; THENCE WITH THE EASTERN LINE OF COWELL AND LOGUE, NORTH 08 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 99.06 FEET TO A FOUND CONCRETE MONUMENT IN THE SOUTHERN RIGHT-OF-WAY OF HYDES FERRY PIKE (ALSO KNOWN AS ASHLAND CITY HIGHWAY OR STATE ROUTE 12, WITH A 66' R/W); THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF SAID HIGHWAY, RUNNING WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 258.11 FEET, WITH A RADIUS OF 6331.20 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 55 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 258.09 FEET TO A SET 5/8 INCH IRON PIN AT ABOUT 2 FEET WEST OF A CONCRETE CURB, SAID IRON PIN BEING THE NORTHWEST CORNER OF A TRACT BELONGING TO BLK, LLC (TAX MAP 69, PARCEL 121, INSTRUMENT NO. 20061206150932), ALSO BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY EASEMENT; THENCE WITH THE WESTERN LINE OF BLK, LLC AND THE WESTERN LINE OF SAID RIGHT-OF-WAY EASEMENT, SOUTH 01 DEGREE 38 MINUTES 12 SECONDS WEST A DISTANCE OF 497.00 FEET TO A FOUND CONCRETE MONUMENT IN THE NORTHERN LINE OF ASHLAND PLACE CONDOMINIUMS (INSTRUMENT # 200707310090537); THENCE WITH THE LINE OF ASHLAND PLACE CONDOMINIUMS AS FOLLOWS: SOUTH 50 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 85.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 03 DEGREES 50 MINUTES 07 SECONDS EAST A DISTANCE OF 203.57 FEET TO A FOUND CONCRETE MONUMENT IN THE NORTHERN RIGHT-OF-WAY OF THE ILLINOIS CENTRAL GULF RAILROAD (50 FEET FROM CENTERLINE OF TRACK); THENCE WITH THE NORTHERN RIGHT-OF-WAY OF SAID RAILROAD, RUNNING WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 350.28 FEET, WITH A RADIUS OF 1960.01 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 46 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 349.81 FEET TO A FOUND CONCRETE MONUMENT IN

THE EASTERN RIGHT-OF- WAY OF STEWART LANE; THENCE WITH THE EASTERN RIGHT-OF-WAY OF STEWART LANE, NORTH 01 DEGREE 38 MINUTES 12 SECONDS EAST A DISTANCE OF 785.38 FEET TO THE POINT OF BEGINNING, CONTAINING 6.737 ACRES OR 293,444 SQUARE FEET.

TOGETHER WITH ALL RIGHTS GRANTED TO CUMBERLAND MANOR, INC. UNDER THAT CERTAIN EASEMENT RECORDED IN BOOK 6570, PAGE 248 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to CUMBERLAND MANOR, INC., by deed from ROBERT C. GOODRICH, JR., SUBSTITUTE TRUSTEE, of record in Book 7587, page 962, dated June 30, 1998, said Register's Office. CUMBERLAND MANOR NURSING CENTER, INC. F/K/A CUMBERLAND MANOR, INC., A TENNESSEE CORPORATION further conveyed to CUMBERLAND LONG TERM FACILITY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20110419-0030262, dated April 14, 2011, said Register's Office

Tennessee Certification of Electronic Document

I, Elisheva Ruhman, 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 11-21-2024 (date of document).

Affiant Signature

12-9-2024
Date

State of NEW YORK

County of NASSAU

Sworn to and subscribed before me this 9 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

