Karen Johnson Davidson County
Batch# 1242152 DEEDWARRSP
02/28/2025 11:10:30 AM 7 pgs
Fees: $38.00 Taxes: $374,066.30
20250228-0015047

This instrument prepared by and
after recording mail to:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attn: Jennifer F. West, Esq.

Address New Owner as Follows:	Send Tax Bills to:	Tax Parcel ID No(s).:
c/o Camden USA, Inc. 11 Greenway Plaza, Suite 2400 Houston, Texas 77046	c/o Camden USA, Inc. 11 Greenway Plaza, Suite 2400 Houston, Texas 77046	102-13-0-018.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHARLOTTE PIKE TN PARTNERS, LLC,** a Delaware limited liability company ("Grantor"), having an address of c/o Cortland Partners, LLC, 3424 Peachtree Road NE, Suite 300, Atlanta, Georgia 30326, has bargained and sold, and by these presents does hereby transfer and convey unto **CAMDEN WEST NASHVILLE, LLC,** a Delaware limited liability company ("Grantee"), subject to the matters described herein, the parcel or parcels of real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

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

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** (the "Permitted Exceptions").

This is improved property located at 7113 Charlotte Pike, Nashville, Davidson County, Tennessee.

[*Remainder of page intentionally left blank; signature pages follow*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its duly authorized representative as of the 27th day of February, 2025.

GRANTOR:

CHARLOTTE PIKE TN PARTNERS, LLC,
a Delaware limited liability company

By: _____
Name: Corey B. May
Title: Authorized Signatory

STATE OF GEORGIA)

COUNTY OF FULTON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Corey B. May to me known (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of CHARLOTTE PIKE TN PARTNERS, LLC, a Delaware limited liability company, the within named Grantor, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand this 24 day of February, 2025.

_____
Notary Public

C MILEY
Notary Public, Dekalb County, Georgia
My Commission Expires Jan 11, 2027

Notary Public Printed Name: CMiley

My Commission Expires: 01/11/27

[Signature page to Special Warranty Deed - Sale of Cortland West Nashville]

VALUATION AFFIDAVIT

STATE OF TEXAS)
)
COUNTY OF HARRIS)

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $101,099,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Stanley Jones, solely in his capacity as SVP-Real Estate Investments of Camden Property Trust, a Texas real estate investment trust, which is the manager of Camden West Nashville, LLC, a Delaware limited liability company

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me this 25 day of February, 2025, by Stanley Jones, as SVP-Real Estate Investments of Camden Property Trust, a Texas real estate investment trust, as manager of Camden West Nashville, LLC, a Delaware limited liability company, on behalf of said entities.

My Commission Expires: 12

Notary Public, State of Texas

KIMBERLY CARPENTER
My Notary ID # 125430862
Expires November 6, 2025

EXHIBIT A
Legal Description

Being a parcel of land located in the 22nd Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, located on the Easterly right of way of Charlotte Pike and the Northerly right of way of Interstate 40 and being more particularly described as follows:

Beginning at an old iron rod (found) on the Southerly right of way line of Charlotte Pike being the Northwest corner of property conveyed to Metro Government Schools of record in Deed Book 2694, Page 17, R.O.D.C.;

Thence, leaving said Easterly right of way with the Westerly line of the School property the following four calls:

Thence, S18°55'58"E, 250.36 feet to an old iron rod;

Thence, S03°44'15"W, 267.62 feet to an old iron rod;

Thence, S28°32'46"E, 127.75 feet to an old iron rod;

Thence, S04°57'04"W, 215.87 feet to a new iron rod (set) on the Northerly right-of-way line of Hapwood Drive;

Thence, with said right-of-way the following calls:

S61°07'52"W, 119.86 feet to a P.K. Nail (set),

Along a curve to the right having a central angle of 20°01'36", a radius of 509.50 feet, an arc length of 178.09 feet, and a chord bearing and length of S71°08'40"W, 177.18 feet to an iron rod (set),

Along a curve to the right having a central angle of 86°46'35", a radius of 25.00 feet, an arc length of 37.86 feet, and a chord bearing and length of N55°27' 14"W, 34.35 feet to an iron rod (set),

S77°56'03"W, 60.00 feet to an iron rod (set) on the westerly right of way line of Rodney Drive, having a 60-foot wide right of way;

Thence, with the westerly right-of-way of said Rodney Drive the following calls:

Along a curve to the right having a central angle of 03°51'20", a radius of 728.20 feet, an arc length of 49.00 feet, and a chord bearing and length of S10°08'17"E, 48.99 feet to an iron rod (set),

S08°12'37"E, 240.00 feet to an old axle (found) on the northerly right-of-way of Interstate 40;

Thence, with same the following two calls:

S58°48'57"W, 361.05 feet to a new iron rod (set),

S57°21'09"W, 20.24 feet to an old iron rod (found) being a common corner with Park Place at Charlotte of record in Instrument No. 20160916-0097376;

Thence, with Park Place at Charlotte the following two calls:

N19°51'16"W, 306.80 feet to an old iron rod (found),

N59°22'58"W, 400.39 feet to an old iron rod (found) on the aforementioned easterly right of way of Charlotte Pike;

Thence, with said right-of-way N31°29'11"E, 345.46 feet to a new iron rod (set) being a common corner with Leo Elton Demoss of record in Deed Book 10394, Page 130;

Thence leaving said right-of-way with Demoss the following two calls:

S66°33'18"E, 363.95 feet to an old iron rod (found),

N04°10'57"E, 573.05 feet to an iron rod (set) on the aforementioned southerly right-of-way of Charlotte Pike;

Thence, with said right-of-way along a curve to the right having a central angle of 19°44'22", a radius of 1,392.40 feet, an arc length of 479.71 feet, and a chord bearing and length of N64°00'34"E, 477.34 feet to the POINT OF BEGINNING.

As such property is also depicted on that certain Consolidation Plat recorded on December 4, 2018 in Instrument No. 20181204-0118350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte Pike TN Partners, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Crescent Nashville West, LLC, a Delaware limited liability company, dated September 16, 2021, recorded September 17, 2021, in Instrument No. 20210917-0125369, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Lack of direct access to Interstate 40 from the Property, such right of access having been granted to the State of Tennessee of record in Book 3177, Page 303, in the Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer Easement of record in Book 6813, Page 622, in the Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 6870, Page 764, in the Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer Easement of record in Book 6861, Page 824, in the Register's Office for Davidson County, Tennessee.
5. Deed for an Easement for Water Line of record in Book 4965, page 804, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded November 28, 2018, in Instrument No. 20181128-0116032, in the Register's Office for Davidson County, Tennessee.
7. Grant of Easement in favor of Comcast Cable Communications Management, LLC, a Delaware limited liability company, recorded May 19, 2020, in Instrument No. 20200519-0051611, in the Register's Office for Davidson County, Tennessee.
8. 6' fence, zone buffers, asphalt success ways, residential structures and out-structures and access thereto, permeable paver reservoirs, water quality swales, 20' sanitary easement, 10' landscape easement, 20' public utility easement, permanent easement, storm drainage easement, 15' utility easement, gas pipeline easement, water line easement, overhead power easement, as set forth on plat recorded in Instrument No. 20181204-0118350, in the Register's Office for Davidson County, Tennessee.
9. Restrictions Against Condominium Conversion contained in Special Warranty Deed from Crescent Nashville West, LLC, a Delaware limited liability company, dated as of September 16, 2021, recorded September 17, 2021, in Instrument No. 20210917-0125369, in the Register's Office of Davidson County, Tennessee.
10. All other matters of record in the official real property records of Davidson County, Tennessee that affect the Property; provided, however, the Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

Tennessee Certification of Electronic Document

I, Asia Haynes, 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 February 27, 2025 (date of document).

Asia Haynes
Affiant Signature

2/28/25
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 28 day of February, 2025.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

