Karen Johnson
Batch # 1248175
03/19/2025 02 26 41 PM
Fees $33 00 Taxes $145,965 00
Davidson County
DEEDWARR
6 pgs
20250319-0019908

This Instrument Prepared By.
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

# GENERAL WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| EC Burning Tree, LLC<br>4121 Carmichael Road, Suite 200<br>Montgomery, AL 36106 | EC Burning Tree, LLC<br>4121 Carmichael Road, Suite 200<br>Montgomery, AL 36106 | 08600023700 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Thirty-Nine Million Four Hundred Fifty Thousand and 00/100 Dollars ($39,450,000.00)

Tracy L. C.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of March, 2025

K. Wilson
Notary Public

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

My Commission Expires 11/2/2026

For and in the consideration of the sum of Thirty-Nine Million Four Hundred Fifty Thousand and 00/100 Dollars ($39,450,000.00), the receipt and sufficiency of which are hereby acknowledged, EC BURNING TREE ACQUISITION, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EC BURNING TREE, LLC, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 345 Burning Tree Drive, Hermitage, Davidson County, Tennessee 37076.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject

Witness our hands this 19th day of March, 2025.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

**GRANTOR**:

EC BURNING TREE ACQUISITION, LLC, a Tennessee limited liability company

BY: LRC Owned, LLC, a Delaware limited liability company, its Sole Member

By: Envolve Communities, LLC, a Delaware limited liability company, its Sole Member

By _____
Ty Tyson, Senior Vice President

STATE OF ALABAMA )
COUNTY OF Jefferson )

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Ty Tyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Envolve Communities, LLC, a Delaware limited liability company, the Sole Member of LRC Owned, LLC, a Delaware limited liability company, the Sole Member of EC Burning Tree Acquisition, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer for Envolve Communities, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name Envolve Communities, LLC, in its capacity as Sole Member of LRC Owned, LLC, the Sole Member of EC Burning Tree Acquisition, LLC, on its behalf, by himself as such officer of the Envolve Communities, LLC.

Witness my hand and seal, at Office in the aforesaid county and state, this 17 day of March, 2025.

Maeghan Ramey
Notary Public

My Commission Expires: 1-11-2028

NOTARY PUBLIC
Maeghan Rae Ramey
Expires 1/11/2028
ALABAMA STATE AT LARGE

[SIGNATURE TO GENERAL WARRANTY DEED]

**EXHIBIT A**
**TO GENERAL WARRANTY DEED**

**LEGAL DESCRIPTION**

Being a parcel of land in the Twelfth Councilmanic District of Nashville, Davidson County, located at the northeast corner of Old Hickory Boulevard and Central Pike being more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard, said point being approximately 445 feet northerly along said margin from the northerly margin of Central Pike; Thence, leaving said margin of Old Hickory Boulevard with the easterly line of Davco-O.H. Blvd Properties of record in Deed Book 9159, page 798, R.O.D.C., N 05 degrees 44' 57" E, 461.96 feet to a concrete monument; Thence, N 04 degrees 41' 11" E 516.13 feet to an iron pin in the southerly line of Robert E. Earheart, of record in Deed Book 5637, page 759, R.O.D.C.; Thence, with said line of Earheart, S 57 degrees 36' 57" E, 780.96 feet to an iron pin; Thence, S 65 degrees 48' 20" E, 286.95 feet to an iron pin in the westerly line of The Gleaves Family Partnership of record in Instrument Number 20011220-140875, R.O.D.C.; Thence, with said Gleaves, S 03 degrees 30' 41" W, 1001.43 feet to an iron pin; Thence, leaving said Gleaves, with the north line of Ricky McClintock, of record in Instrument Number 20040625-75481, R.O.D.C., N 83 degrees 14' 13" W, 234.55 feet to a corner post; Thence continuing with said McClintock of record in Instrument Number 20040625-75481, R.O.D C , N 83 degrees 48' 55" W, 193.53 feet to an angle iron; Thence, S 12 degrees 27' 05" W, 110.99 feet to a point in the northerly margin of Central Pike; Thence, with said margin, and a curve concave to the north having a central angle of 04 degrees 31' 39" ,a radius of 1072.93 feet and a chord of N 62 degrees 43' 17" W, 84.76 feet for an arc length of 84.78 feet to a point; Thence, leaving said Central Pike, with the property of Teachers Retirement System of Kentucky of record in Instrument Number 20000825-84161, R.O.D.C., the following calls:

N 29 degrees 41' 29" E, 178.00 feet to a point;
N 19 degrees 00' 00" W, 233.00 feet to a point;
N 70 degrees 30' 00" W, 50.00 feet to a point;
Thence along or near the northerly line of Ilene Gibbs of record in Instrument Number 2003082-121786, R.O.D.C., the following call:
N 50 degrees 00' 00" W, 230.00 feet to a point;
N 73 degrees 22' 05" W, 52.47 feet to a point;
S 66 degrees 29' 22" W, 140.00 feet to a point in the easterly margin of Old Hickory Boulevard;

Thence, with said margin and a curve concave to the west having a central angle of 01 degrees 42' 50" a radius of 2939.79 feet and a chord of N 24 degrees 28' 08" W, 87.93 feet for an arc length of 87.94 feet to the point of beginning, containing 985,215 square feet or 22.62 acres, more or less.

**Cemetery:**

Included in the above described property but expressly excluded therefrom is the following described Gleaves Cemetery:

The Point of Beginning of said cemetery lies S 67 degrees 18' 12" E, 359.93 feet from the concrete monument at the end of the first call of the above described property:
Thence with a fence, N 02 degrees 53' 41" E, 104.29 feet to a point;
Thence N 89 degrees 58' 32" E, 127.93 feet to a point;
Thence S 04 degrees 26' 20" W, 115.53 feet to a point;
Thence N 84 degrees 57' 11" W, 124.74 feet to the point of beginning, containing 13,835 square feet or 0.32 acres, more or less.

TOGETHER WITH a perpetual nonexclusive easement (Easement 3) for ingress and egress as granted to Burning Tree Associates, Ltd. by Deed of Record in Book 5553, page 20, said Register's Office, and being described as follows:

Beginning at a point, said point being 358.16 feet along the easterly margin of Old Hickory Boulevard from the intersection with the northerly margin of Central Pike; thence, North 66 degrees 29' 22" East, a distance of 140.00 feet; thence, South 73 degrees 22' 05" East, a distance of 52.47 feet; thence, South 50 degrees 00' 00" East, a distance of 90.00 feet to the point of beginning; thence, South 40 degrees 55' 20" East, a distance of 82.53 feet to a point; thence South 50 degrees 00' 00" East, a distance of 50.00 feet to a point; thence South 70 degrees 30' 00" East, a distance of 70.00 feet to a point; thence North 19 degrees 00' 00" West, a distance of 12.00 feet to a point; thence North 70 degrees 30' 00" West, a distance of 50.00 feet to a point; thence, North 50 degrees 00' 00" West, a distance of 140.00 feet to the point of beginning and containing 1,796 square feet or 0.04 acre.

TOGETHER WITH Easements to Burning Tree Associates, Ltd., as set forth in instrument recorded in Book 5193, Page 821 and Book 5194, Page 548, in said Register's Office, as shown on the Survey.

Being the same property conveyed to EC Burning Tree Acquisition, LLC, a Tennessee limited liability company, from Burning Tree TN, L.P., a Tennessee limited partnership, by Special Warranty Deed of record as Instrument No. 20211229-0170858, in the Register's Office for Davidson County, Tennessee.

**EXHIBIT B**
**TO GENERAL WARRANTY DEED**

**ENCUMBRANCES**

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Title to that portion of insured premises within the bounds of the cemetery reserved in instrument recorded in Book 5193, Page 816, together with rights of ingress and egress thereto, recorded in the Register's Office for Davidson County, Tennessee.

3 Easements for Right of Way to Family Graveyard reserved in instrument of record in Book 5194, Page 551, in said Register's Office.

4. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in Book 11563, Page 522 and Instrument No. 20040514-0056661, in said Register's Office.

5. Agreements for Dedication of Easement for Sanitary Sewers to American Development, LLC, of record in Book 11057, Page 784, and in Book 11057, Page 787, in said Register's Office.

6. Terms and conditions contained in the Easements to Burning Tree Associates, Ltd., as set forth in instruments recorded in Book 5193, Page 821, and Book 5194, Page 548, in said Register's Office.

7. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 20061229-016041, in said Register's Office, as assigned by Assignment and Assumption of Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits, of record in Instrument No. 20211229-0170862, in said Register's Office.

8. Grant of Easement of record in Instrument No. 20081125-0115439, in said Register's Office.