Karen Johnson Davidson County
Batch # 1264965 DEEDWARRSP
04/25/2025 10 01 07 AM 7 pgs
Fees $38 00 Taxes $151,563 10
20250425-0031874

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO.
KRE BELLEVUE PROPCO LLC 30 Hudson Yards, Suite 7500 New York, New York 10001	155-00-0-109.00	KRE BELLEVUE PROPCO LLC 30 Hudson Yards, Suite 7500 New York, New York 10001
This instrument prepared by: David Shymansky, Attorney, Smith/Packett Med-Com, LLC, 4423 Pheasant Ridge Road, S W , Roanoke, Virginia 24014		

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 all of which are hereby acknowledged, **BELLEVUE IL-AL INVESTORS, LLC,** a Virginia limited liability company (the "**Grantor**"), as of April 9, 2025, has bargained and sold, and by these presents does hereby transfer and convey to **KRE BELLEVUE PROPCO LLC**, a Delaware limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 8234 Highway 100, Nashville, Davidson County, Tennessee, 37221.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Return to Jordan Pittman
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
470-602-0747- **TN252501033JP**

GRANTOR:

BELLEVUE IL-AL INVESTORS, LLC, a Virginia limited liability company

By: SP Bellevue, LLC, a Virginia limited liability company, its sole Member

By: Smith/Packett Med-Com, LLC, a Virginia limited liability company, its Manager

By: _____
Hunter D. Smith, Chairman Manager

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hunter D. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman Manager of Smith/Packett Med-Com, LLC, a Virginia limited liability company, Manager of SP Bellevue, LLC, a Virginia limited liability company, sole Member of Bellevue IL-AL Investors, LLC, a Virginia limited liability company, the within named bargainor, and that as such Chairman Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as such Chairman Manager.

WITNESS my hand and seal at office in Charleston, South Carolina, this the 7 day of April, 2025.



_____
Deborah Kondracki
Notary Public

My Commission Expires: 06-29-2028

AFFIDAVIT OF CONSIDERATION

STATE OF CA)
) ss:
COUNTY OF SAN FRANCISCO)

I hereby swear and affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $40,963,000.00.

Affiant [Grantee]

On APRIL 16TH, 2025, before me, NAOMI HATCHER, a Notary Public, personally appeared **Sam Caven**, 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 as Authorized Signatory of KRE BELLEVUE PROPCO LLC, a Delaware limited liability company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

WITNESS my hand and official seal.

(SEAL)
(Signature of Notary)

My Commission Expires: DEC 16TH, 2028

(Affix seal)

NAOMI HATCHER
Notary Public - California
San Francisco County
Commission # 2507095
My Comm. Expires Dec 16, 2028

EXHIBIT A

(LEGAL DESCRIPTION)

BEING A CERTAIN PARCEL OF LAND LYING IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 AT THE INTERSECTION OF CHAFFIN DRIVE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100, IN THE NORTHERLY LINE OF AN OPEN SPACE LOT AS SHOWN ON THE PLAT ENTITLED, STONEMEADE, SECTION I, OF RECORD IN PLAT BOOK 6900, PAGE 800, R O D.C T (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OPEN SPACE, GENERALLY ALONG A WOOD PLANK FENCE AND THEN A WOVEN WIRE FENCE, NORTH 52 DEGREES 48 MINUTES 14 SECONDS WEST, 693.31 FEET TO A FENCE POST (OLD) AT THE SOUTHEASTERLY CORNER OF AN OPEN SPACE LOT AS SHOWN ON THE PLAT ENTITLED, STONEMEADE, SECTION III, OF RECORD IN PLAT BOOK 7900, PAGE 478, R.O.D.C.T.;

THENCE, WITH SAID OPEN SPACE LOT, AND GENERALLY ALONG A WOVEN WIRE FENCE, NORTH 24 DEGREES 56 MINUTES 16 SECONDS EAST, 478 17 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON THE PLAT ENTITLED, CHAFFIN SUBDIVISION NO. 4, OF RECORD IN PLAT BOOK 9700, PAGE 879, R.O.D.C.T.;

THENCE, WITH SAID LOT 2 AND LOT 1 AS SHOWN ON THE PLAT ENTITLED, MOORE CHAFFIN SUBDIVISION, OF RECORD IN PLAT BOOK 9700, PAGE 523, R.O.D.C.T., AND GENERALLY ALONG A WOVEN WIRE FENCE AND THEN A WOOD PLANK FENCE, SOUTH 55 DEGREES 40 MINUTES 42 SECONDS EAST, 804 41 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 AS RECORDED IN THE AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY OF RECORD AS INSTRUMENT NUMBER 20190410-0032730, R.O.D.C T ;

THENCE, WITH SAID RIGHT-OF-WAY LINE, FOR THE NEXT FOUR CALLS·

1) SOUTH 33 DEGREES 15 MINUTES 48 SECONDS WEST, 138.09 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) SOUTH 31 DEGREES 59 MINUTES 26 SECONDS WEST, 258.92 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES,

3) WITH A CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 39 DEGREES 06 MINUTES 39 SECONDS, A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.33 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 32 MINUTES 45 SECONDS WEST, 83.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) SOUTH 71 DEGREES 06 MINUTES 07 SECONDS WEST, 37.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 376,305 SQUARE FEET OR 8.64 ACRES, MORE OR LESS.

PARCEL 2:

TOGETHER WITH perpetual non-exclusive appurtenant Sewer Easement contained in Deed of Easement and Agreement of record in Instrument No 202002100015125, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantor herein by Special Warranty Deed from Carolette D. Forbess and James D. Forbess, Co-Executors of the Estate of Vernon C. Daugherty, deceased, dated May 29, 2019, and recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 20190531-0052074.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. This item intentionally deleted.

2. All taxes for the fiscal year 2025 and subsequent years, not yet due and payable.

3 This item intentionally deleted.

4. This item intentionally deleted.

5. This item intentionally deleted.

6 This item intentionally deleted

7 This item intentionally deleted.

8. Rights of tenants, as tenants only, without the option to purchase or right of first refusal to purchase all or any portion of the land, under unrecorded leases as disclosed to Fidelity Title Insurance Company (the "**Company**").

9. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA

67- 5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

10. Agreement for Dedication of Easement for Sewer Line to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, appearing of record in Book 7542, Page 247, in the Register's Office for Davidson County, Tennessee; approximately as shown on ALTA/NSPS Survey prepared by Ted J. Stevenon II, RLS No. 2136, on behalf of Ragan-Smith Associates, LLC, dated February 26, 2025, last revised April 2, 2025, bearing Project No. 25-0032 ("the Survey")

11. Agreement for Dedication of Public Utilities Easement to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, appearing of record in Book 9740, Page 949, Register's Office for Davidson County, Tennessee; approximately as shown on the Survey.

12. Agreement for Dedication of Public Right-of-Way appearing of record in Instrument #20190410-0032730, Register's Office for Davidson County, Tennessee; and further of record in Special Warranty Deed of record in Instrument No. 20190531-0052074, in the aforesaid Register's Office, approximately as shown on the Survey.

13 Subject to all terms, conditions, covenants, restrictions, and easements stated in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, dated May 30, 2019, recorded June 13, 2019, in Instrument No. 201906130056863, in the Register's Office for Davidson County, Tennessee; approximately as shown on the Survey.

14. Terms and conditions of that certain perpetual non-exclusive Sewer Easement granted to Bellevue IL-AL Investors, LLC, a Virginia limited liability company, by virtue of Deed of Easement and Agreement of record in Instrument No. 202002100015125, in the Register's Office for Davidson County, Tennessee. Subject to all terms and conditions contained within said Deed of Easement and Agreement; approximately as shown on the Survey.

15. Easement and Right-of-Way for broadband communications system granted to Comcast Cable Communications Management, LLC, by virtue of Grant of Easement of record in Instrument No. 20201228-0153311, in the Register's Office for Davidson County, Tennessee.

16. Agreement for Dedication of a Public Utilities Easementgranted to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 202007240081735, in the Register's Office for Davidson County, Tennessee; approximately as shown on the Survey.

17. Subject to any Right-of-Way to Highway 100.

18. Title to that portion of subject property embraced within the bounds of roads, highways, easements and

rights-of-way.

19 The following matters shown on ALTA/NSPS Survey prepared by Ted J. Stevenon II, RLS No. 2136, on behalf of Ragan-Smith Associates, LLC, dated February 26, 2025, last revised April 2, 2025 bearing Project No. 25-0032:

a. Storm water pipe not within designated easement

20 This item intentionally deleted

Items 21-27 affect Parcel 2 only.

21. May be subject to all matters shown or stated on plan of record in Plat Book 6900, Page 799, in the Register's Office for Davidson County, Tennessee.

22. Restrictive covenants of record in Book 7701, Page 290, Book 7701, Page 331, Book 8349, Page 43, and Book 8810, Page 840, all in the Register's Office for Davidson County, Tennessee

23. This item intentionally deleted.

24. This item intentionally deleted.

25. This item intentionally deleted.

26 This item intentionally deleted.

27 HOA Charter of record in Book 7920, Page 728, in the Register's Office for Davidson County, Tennessee.