Karen Johnson Davidson County
Batch# 1265666 DEEDWARRSP
04/29/2025 11:01:30 AM 7 pgs
Fees: $38.00 Taxes: $17,020.00
20250429-0032940

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nelson Mullins Riley & Scarborough LLP
Atlantic Station, 201 17th Street NW, Suite 1700, Atlanta, GA 30363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company	Meritage Homes of Tennessee, Inc., an Arizona corporation	161-00-0-307.00
(NAME)	(NAME)	
8585 E. Hartford Drive, Suite 118	18655 North Claret Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **NP 81, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company**, hereinaftercalled the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described in Exhibit "A" attached hereto.

This conveyance is further subject to (1) all applicable zoning ordinances and (2) other matters set forth on Exhibit "B" attached hereto.

unimproved ☑

This is improved ☐ property, known as 0 Zermatt Avenue Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands effective this 28th day of April, 2025.

GRANTOR:

NP 81, LLC, a Delaware
limited liability company

By: Fundrise Advisors LLC, a
Delaware limited liability
company, its Manager

By: _____
Name: Brandon Jenkins
Title: Chief Operating Officer

~~State of~~ District of
~~County of~~ Columbia

Personally appeared before me, a notary public in and for the state and county aforementioned, Brandon Jenkins 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 Chief Operating Officer of Fundrise Advisors LLC, a Delaware limited liability company, the Manager of NP 81, LLC, a Delaware limited liability company, and that he in the foregoing capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself in such capacity.

WITNESS my hand and seal this 25 day of April, 2025.

Notary Public
My Commission Expires: 12/14/2027

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

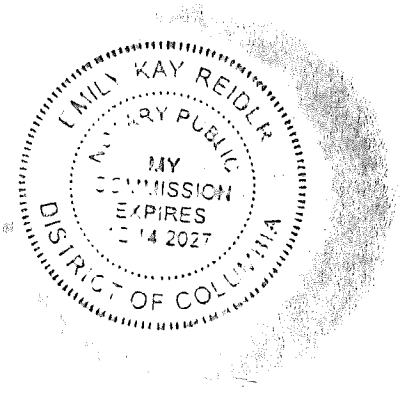


EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

Tract I

Property located in the 4th councilmanic district of Nashville, Davidson County, Tennessee, being a portion of Lot 3 on the plan of Hickory Commercial Park, Section One, as of record in Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the westerly right-of-way line of Zermatt Avenue (50 foot public right-of-way), said iron rod being the southeast corner of Rose Monte PUD - Phase Three property as conveyed to Lofts RM Holdings, LLC as of record in Instrument No. 20141223-0117585, Register's Office for Davidson County, Tennessee and being the northeast corner of the property herein described,

Thence, following said westerly right-of-way line of Zermatt Avenue with a curve to the left having a central angle of 26 degrees 42 minutes 38 seconds, a radius of 641.44 feet, an arc length of 299.03 feet, and a chord bearing and distance of South 23 degrees 07 minutes 59 seconds East, 296.33 feet to an Iron Rod (New), being the northwest corner of the Rose Monte Townhomes, Phase 1 property of record in Instrument No. 20051117-0138877, Register's Office for Davidson County, Tennessee;

Thence, leaving said westerly right-of-way line of Zermatt Avenue and following the westerly boundary of said Rose Monte Townhomes, Phase 1, South 53 degrees 50 minutes 08 seconds West, 109.70 feet to an Iron Rod (New);

Thence, South 04 degrees 13 minutes 01 seconds West, 49.48 feet to an Iron Rod (Old),

Thence, South 15 degrees 26 minutes 45 seconds West, 128.51 feet to an Iron Rod (Old);

Thence, South 33 degrees 35 minutes 22 seconds West, 52.54 feet to an Iron Rod (Old),

Thence, South 17 degrees 03 minutes 13 seconds West, 106.55 feet to an Iron Rod (Old);

Thence, South 34 degrees 16 minutes 24 seconds East, 331.50 feet to an Iron Rod (Old) on the northerly boundary of the Summit at the Woodlands Cluster Lot Subdivision of record in Instrument No. 20170724-0074740, Register's Office for Davidson County, Tennessee;

Thence, leaving said Rose Monte Townhomes, Phase 1 and following the northerly boundary of said Summit at the Woodlands property and continuing with the northerly boundary of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page 499, Register's Office for Davidson County, Tennessee, North 83 degrees 10 minutes 40 seconds West, 333.28 feet to an Iron Rod (Old);

Thence, continuing with the northerly boundary of said Woodlands, Phase 1, Section 1, North 83 degrees 46 minutes 02 seconds West, 544.77 feet to an Iron Rod (Old) on the easterly right-of-way

of Woodlands Avenue, being the southernmost corner of the property conveyed to LAT Brentwood, LLC, as of record in Instrument No. 20130729-0078688, Register's Office for Davidson County, Tennessee;

Thence, leaving said Woodlands, Phase 1, Section 1 and following the easterly boundary of said LAT Brentwood, LLC property, North 04 degrees 04 minutes 13 seconds East, 436.03 feet to an Iron Rod (Old);

Thence, North 06 degrees 47 minutes 18 seconds East, 190.69 feet to an Iron Rod (Old);

Thence, North 02 degrees 36 minutes 52 seconds East, 134.32 feet to an Iron Rod (New), being the southwest corner of the aforementioned Rose Monte, Phase 3 property;

Thence, leaving said LAT Brentwood, LLC property and following the southerly boundary of said Rose Monte, Phase 3 property, South 84 degrees 16 minutes 35 seconds East, 159.38 feet to an Iron Rod (Old);

Thence, South 05 degrees 43 minutes 25 seconds West, 61.00 feet to an Iron Rod (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 46.00 feet to an Iron Rod (Old);

Thence, with a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a tangent of 25.00 feet and a chord bearing and distance of South 50 degrees 43 minutes 25 seconds West, 35.36 feet to an Iron Rod (Old);

Thence, South 84 degrees 16 minutes 35 seconds East, 71.19 feet to an Iron Rod (Old),

Thence, with a curve to the right having a central angle of 33 degrees 47 minutes 03 seconds, a radius of 177.00 feet, an arc length of 104.37 feet, and a chord bearing and distance of North 67 degrees 23 minutes 04 seconds West, 102.86 feet to an Iron Rod (Old);

Thence, North 39 degrees 30 minutes 28 seconds East, 70.67 feet to an Iron Rod (Old); Thence, North 68 degrees 29 minutes 33 seconds East, 88.19 feet to an Iron Rod (Old); Thence, North 21 degrees 30 minutes 27 seconds West, 16.83 feet to an Iron Rod (Old); Thence, North 68 degrees 29 minutes 33 seconds East, 66.00 feet to an Iron Rod (Old); Thence, North 37 degrees 23 minutes 30 seconds East, 29.44 feet to an Iron Rod (Old); Thence, North 74 degrees 58 minutes 33 seconds East, 108.67 feet to the Point of Beginning. Containing 583,411 square feet or 13.39 acres.

The above description has been derived from the ALTA/NSPS Land Title Survey of Rose Monte P.ULD., Phase 4 & 5 by Wamble & Associates, PLLC, Jack Whitson, Tennessee R.L.S. #1732, dated September 10, 2020, revised September 15, 2020, last revised September 18, 2020 as W&A File No.: 1016-0220.

Tract II

The beneficial easement rights in and to the use of Lausanne Drive, a private drive, where it adjoins the northern boundary and common areas of the property which immediately adjoins the northern boundary of the property described above as Tract I, said easement rights being further described

in Easement Agreements recorded as Instrument No. 202009250110607, and Instrument No. 202404190027966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NP 81, LLC, a Delaware limited liability company by Special Warranty Deed from Nashville Lofts, LLC, a Tennessee limited liability company, dated September 23, 2020, of record in Instrument 20200925-0110612, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for 2025 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Plat Book 6900, Page 806, in the Register's Office for Davidson County, Tennessee, as approximately shown on the ALTA/NSPS Land Title Survey dated November 26, 2024, conducted by Nathan J. Hart, TN RLS No. 3240 (Colliers Engineering & Design, Inc.), and being designated Project No. 24012452A, last revised February 27, 2025 (the "Survey").

3. All matters shown on Boundary Plat of record in Instrument 200211070137236, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201507070065555, Instrument 20170920-0096408, and Stormwater Easement and Maintenance Agreement of record in Instrument 202404190027967, Register's Office for Davidson County, Tennessee, as approximately to on the Survey.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 201507080065976, Register's Office for Davidson County, Tennessee, as approximately to on the Survey.

6. Access Easement Agreement of record in Instrument 202009250110607, and Reciprocal Access Agreement of record in Instrument 202404190027966, Register's Office for Davidson County, Tennessee.

7. Title to that portion of the premises, if any, embraced within the bounds of Steffisburg Drive, roads and/or highways, as approximately to on the Survey.

8. Any inaccuracy in the area, square footage, or acreage of land described in Exhibit A.

9. All matters shown on the Survey.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 April 28, 2025.

Affiant
Date: April 28, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of April, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY