This instrument prepared by:
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219
Attn: Brian Zavislak

Karen Johnson Davidson County
Batch# 1269027 DEEDWARRSP
05/05/2025 02:54:30 PM 6 pgs
Fees: $33.00 Taxes: $41,255.00
20250505-0034941

When recorded, return to:
1710 Magnolia Blvd, LLC
3201 Trevor Street, Suite 200
Nashville, TN 37209
Attn: W. McClain Towery

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map-Parcel Number:
1710 Magnolia Blvd, LLC 3201 Trevor Street, Suite 200 Nashville, TN 37209	1710 Magnolia Blvd, LLC 3201 Trevor Street, Suite 200 Nashville, TN 37209	104-12-0-348.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SNH/LTA PROPERTIES TRUST,** a Maryland real estate investment trust (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey, subject in all respects to: (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matter appearing on the Grantee's policy of title insurance, (v) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property (collectively, the "Permitted Encumbrances"), unto the said **1710 MAGNOLIA BLVD, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, as more particularly described in Exhibit A, attached hereto and incorporated herein, together will all of Grantor's right, title and interest in and to rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements located

on said real estate, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights of way adjoining the real estate.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor and no other.

Prior Instrument Reference: 20050606-0064554

THE DECLARATION OF TRUST ESTABLISHING THE GRANTOR AS FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, PROVIDES THAT NO TRUSTEE, OFFICER, SHAREHOLDER, EMPLOYEE OR AGENT OF THE GRANTOR SHALL BE HELD TO ANY PERSONAL LIABILITY, JOINTLY OR SEVERALLY, FOR ANY OBLIGATION OF, OR CLAIM AGAINST, THE GRANTOR. ALL PERSONS DEALING WITH THE GRANTOR IN ANY WAY SHALL LOOK ONLY TO THE ASSETS OF THE GRANTOR FOR THE PAYMENT OF ANY SUM OR THE PERFORMANCE OF ANY OBLIGATION.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 2nd day of May, 2025.

GRANTOR:

SNH/LTA PROPERTIES TRUST,
a Maryland real estate investment trust

By: _____
Name: Christopher Bilotto
Its: President and Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS)
) ss
COUNTY OF MIDDLESEX)

Before me, Amanda Mahan, a Notary Public in and for the state and county aforesaid, personally appeared Christopher Bilotto, to me known (or proved to me on the basis of satisfactory evidence) to be the President and Chief Executive Officer of SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, the within named bargainor, SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, who acknowledged under oath that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said company in his capacity as President and Chief Executive Officer of SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, of the within named bargainor.

WITNESS my hand and seal at office this 29 day of April, 2025.

_____
Notary Public
My Commission Expires: 8/16/30

AMANDA LOREN MAHAN NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 08-16-30

PH 4052013.2

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

I, W. McClain Towery, the President of **1710 MAGNOLIA BLVD, LLC**, a Tennessee limited liability company ("Affiant-Grantee") hereby swear or 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 $11,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT-GRANTEE:

1710 MAGNOLIA BLVD, LLC, a Tennessee limited liability company

By: _____
W. McClain Towery
Title: President

Subscribed and sworn to before me this 1st day of May, 2025.

_____
Notary Public

My Commission Expires: 03/09/2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A

LEGAL DESCRIPTION

Street Address: 1710 Magnolia Boulevard, Nashville, Tennessee 37212

Legal Description:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey made June 24, 1997 by Jimmy W. Springer (R.L.S. #825), as follows:

Beginning at a new iron rod in the southeasterly right-of-way line of Magnolia Boulevard (width varies) at the northwesterly corner of the property conveyed to Belmont College, as of record in Deed Book 5152, page 393, in the Register's Office for Davidson County, Tennessee (R.O.D.C.); thence, with the westerly line of Belmont College, South 03 deg 34 min 58 sec West, 403.03 feet to a new iron rod in the northerly right-of-way line of Acklen Avenue (50 feet in width); thence, with the northerly line of Acklen Avenue, North 85 deg 33 min 27 sec West, 235.00 feet to a new iron rod at the southeast corner of The June P. Greene Trust property, as of record in Deed Book 8273, page 537, R.O.D.C; thence, with the easterly line of The June P. Greene Trustee property, and June Paulk Greene, Trustee property, as of record in Deed Book 9118, page 250, R.O.D.C., North 03 deg 28 min 27 sec East, 190.81 feet to a new iron rod in the southeasterly right-of-way line of Magnolia Boulevard; thence, with the southeasterly right-of-way line of Magnolia Boulevard, with a curve to the left, said curve having a central angle of 04 deg 28 min 24 sec, a radius of 2866.00 feet, a chord of North 52 deg 39 min 46 sec East, 223.70 feet with an arc length of 223.76 to a new iron rod; thence, North 50 deg 25 min 34 sec East, 90.89 feet to the point of beginning, containing 69,118 square feet (1.587 acres, more or less).

Being the same property conveyed to SNH/LTA Properties Trust, a Maryland real estate investment trust, by Warranty Deed from Morningside of Belmont, LLC, a Delaware limited liability company, recorded on June 6, 2005, as Instrument No. 20050606-0064554, Register of Deeds for Davidson County, Tennessee.

202505050034941

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 05/01/2025 (date of document).

Affiant Signature

05/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON