THIS INSTRUMENT PREPARED BY:
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Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1276102 DEEDQC
05/21/2025 01:38:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250521-0040078

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Beyond Loan 3, LLC	Same	175 00 0 167.00
15615 Alton Parkway, Suite 125		176 00 0 033.00
Irvine, CA 92618		

FOR NO CASH CONSIDERATION, but in accordance with an agreement of even date herewith, Hickory Woods Senior Living, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold, and does hereby transfer, convey, remise, release, and quitclaim unto Beyond Loan 3, LLC, a Delaware limited liability company ("Grantee"), and its successors and assigns forever, all of Grantor's right, title and interest in and to certain real property (the "Property") in the State of Tennessee, County of Davidson, more particularly described in Exhibit A which is attached hereto and incorporated herein by reference.

The Property is 15 acres of land located along Murfreesboro Road in Antioch, Tennessee, located East of Murfreesboro Pike and South of Lavergne-Couchville Pike and being more particularly described on Exhibit A of this document.

The Property is conveyed subject to taxes, easements, restrictions, limitations, and encumbrances as may affect the same.

This instrument is executed, delivered and accepted as a deed in lieu of foreclosure of that certain Deed of Trust, Fixture Filing, Assignment of Rents, and Security Agreement, as of record as Instrument No. 20231002-0077320 in the Register's Office for Davidson County, Tennessee, as

amended by that certain Corrective Deed of Trust as of record as Instrument No. 20250414-0028112 in the Register's Office for Davidson County, Tennessee (collectively the "Deeds of Trust"). It is the intention of Grantor and Grantee that the liens created by the Deeds of Trust or any other document given to evidence or further secure the indebtedness secured by the Deeds of Trust shall not merge into the fee title acquired by Grantee pursuant to this instrument until such time as Grantee executes and records in the Register's Office for Davidson County, Tennessee, a written instrument effecting such merger.

Grantor conveys this Property free of the equity of redemption and any and all statutory and common law rights of redemption, including those rights of redemption contained in Tennessee Code Annotated Section 66-8-101 *et seq.*, homestead, dower, elective share, rights of appraisement or valuation and all other rights and exemptions of every kind.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property. For the avoidance of any doubt, all liens and encumbrances of public record as of the date of this Deed are solely Grantee's responsibility.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 31st day of March, 2025.

[Signature Page Follows]

GRANTOR:

HICKORY WOODS SENIOR LIVING, LLC,
a Tennessee limited liability company

By: JAMP HICKORY WOODS, LP,
a Texas limited partnership, its Manager

By: JAMP HICKORY WOODS, LP,
a Texas limited liability company,
its General Partner

By: _____
Name: J. Brady Giddens
Title: Managing Member

STATE OF [Texas])
COUNTY OF [Dallas])

Before me, Daniel Malone, a Notary Public of said County and State, personally appeared J. Brady Giddens, the Managing Member of JAMP Enterprises, LLC, a Texas limited liability company, the General Partner of JAMP Hickory Woods, LP, a Texas limited partnership, the Manager of Hickory Woods Senior Living, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be said officer authorized to execute this instrument, and that J. Brady Giddens as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

WITNESS MY HAND, at office this 31 day of March, 2025.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

3-22-27

DANIEL MALONE
Notary Public, State of Texas
Comm. Expires 03-22-2027
Notary ID 134265141

STATE OF Texas)
COUNTY OF Dallas)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 31 day of March, ~~2019~~ 2025.

Notary Public

My Commission Expires: 3-22-27

DANIEL MALONE
Notary Public, State of Texas
Comm. Expires 03-22-2027
Notary ID 134265141

EXHIBIT A

The following described real estate situated and being in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT TWO:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located East of Murfreesboro Pike and South of Lavergne-Couchville Pike and being more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Murfreesboro Pike, said point being Southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the Southwest corner of the following described tract;

Thence, with said Northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said Easterly right-of-way line and the Southerly line of Hickory Woods Drive;

Thence, leaving said Easterly line and with said Southerly line along the arc of the curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said Southerly line, North 39 deg. 35 min. 01 sec. East, 111.05 feet to a point;

Thence, with said Southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said Southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said Southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the point of beginning and containing 353.413 square feet or 8.11 acres, more or less.

Being the same property conveyed to Hickory Woods Senior Living, LLC, a Tennessee limited liability company, by Special Warranty Deed from TNMURF, LLC, a Tennessee limited liability company, of record in Instrument No. 20170727-0076080, in the Register's Office for Davidson County, Tennessee, dated July 26, 2017, and recorded on July 27, 2017.

Being the same property conveyed to The Preserve at Hickory Woods, LLC, a Tennessee limited liability company by Warranty Deed dated August 31, 2023 from Hickory Woods Senior Living, LLC, a Tennessee limited liability company, recorded September 1, 2023 in Instrument No. 20230901-0068908 in the Register's Office.

Being the same property conveyed to Hickory Woods Senior Living, LLC, a Tennessee Limited Liability Company by QuitClaim Deed dated September 15, 2023 from The Preserve at Hickory Woods, LLC, a Tennessee limited liability company, recorded October 2, 2023 in Instrument No. 20231002-0077319 in the Register's Office.

0159437.0798116 4937-2302-4171v3

Certificate of Authenticity

I, Heather Pieper McMurry, 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 May 21, 2025.

Date

Affiant Signature

May 21, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2025.

Notary's Signature

ANNA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9-7-2026
Date

Notary's Seal (if on paper)