Karen Johnson Davidson County
Batch# 1280762 DEEDWARRSP
06/03/2025 10:25:30 AM 5 pgs
Fees: $28.00 Taxes: $20,812.33
20250603-0043437

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FDG-NHC HERMITAGE JV, LLC 1100 Brookstone Centre Parkway Columbus, GA 31904	Same	Map 087, Parcel 000089.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, NHC Hermitage Properties, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto FDG-NHC HERMITAGE JV, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Hermitage, Davidson County, Tennessee, also being more particularly described as follows;

Beginning at a right-of-way monument, at the intersection of the southerly right-of-way line of Central Pike and the easterly right-of-way line of South New Hope Road;

Thence leaving the easterly right-of-way line of South New Hope Road, with the southerly right-of-way line of Central Pike, North 39 deg 15 min 23 sec East, 108.51 feet to an existing right-of-way monument;

Thence North 67 deg 27 min 17 sec East, 501.81 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 276.96 feet, the central angle of which is 11 deg 21 min 18 sec, the radius of which is 1397.50 feet, the chord of which is North 73 deg 07 min 56 sec East, 276.51 feet to an iron rod set, at a corner common with the property of Raymond D. Lane, Et Ux, as of record in Deed Book 6296, Page 700, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Central Pike, with the westerly property line of Raymond D. Lane, Et Ux, South 08 deg 13 min 02 sec West, 964.09 feet to an existing iron rod, at a corner common with the property of Audrey Juanita Lane, as of record in Instrument Number: 20050622-0071665, at the Register's Office for Davidson County, Tennessee, also at a corner common with the property of Houston & Peggy Hagar, as of record in Deed Book 10948, Page 695, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Houston & Peggy Hagar, South 07 deg 57 min 23 sec West, 155.83 feet to an iron rod set, at a corner common with the property of H.H. Hagar, as of record in Deed Book 1394, Page 87, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of H.H. Hagar, North 81 deg 35 min 12 sec West, 699.71 feet to an existing right-of-way monument in the easterly right-of-way line of South New Hope Road;

Thence with the easterly right-of-way line of South New Hope Road, North 06 deg 12 min 17 sec East, 298.00 feet to an iron rod set,

Thence North 83 deg 47 min 43 sec West, 25.00 feet to an existing right-of-way monument;

Thence North 07 deg 42 min 31 sec East, 353.73 feet to the POINT OF BEGINNING.
Containing 671,859 square feet or 15.424 acres more or less.

Being the same real property conveyed to Grantor by Quitclaim Deed dated May 29, 2025 from NHC/OP, L.P., a Delaware limited partnership, of record in Instrument Number 20250603-0043296, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 4214 Central Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its representatives and successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor other than claims arising out of matters of record existing as of the date hereof, but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29th day of May, 2025.

NHC Hermitage Properties, LLC,
a Tennessee limited liability company

By: _____
Name: Brandon Vincent
Its: Manager

STATE OF Tennessee)
)
COUNTY OF Rutherford)

Personally appeared before me, ~~Brandon Vincent~~ Deborah K. Harris, a Notary Public, Brandon Vincent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of NHC Hermitage Properties, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 29th day of May, 2025.

Deborah K. Harris
Notary Public

My Commission Expires: Oct. 14, 2027

DEBORAH K HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Georgia)
)
COUNTY OF Muscogee)

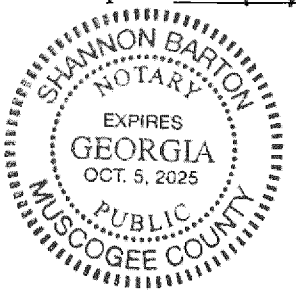
The actual consideration or value (whichever is greater) for this transfer is $5,624,955.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

Shannon Barton
Notary Public

My Commission Expires: 10/5/25



47208439.1

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 29, 2025 (date of document).

Affiant Signature

May 29, 2025
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 29 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

