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Karen Johnson Davidson County
Batch # 1306634 DEEDWARR
08/07/2025 11 37 25 AM 5 pgs
Fees $28 00 Taxes $70,300 00
20250807-0062731

This Instrument Was Prepared By:
Eckert Seamans Cherin & Mellott, LLC
600 Grant Street, 44th Floor
Pittsburgh, PA 15219

Address New Owner:

The Family Nest, LLC
656 North Mount Juliet Road
Mount Juliet, TN 37122
Attn. Paresh Patel

Send Tax Bills to New Owner

Map & Parcel No. 09216009000

LIMITED 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 considerations, the receipt of which is hereby acknowledged, MHF WEST END V LLC, a Delaware limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to The Family Nest, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the land and improved property located at 1909 Hayes Street, Nashville, Davidson County, Tennessee and described on Annex A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Annex B attached hereto Except as it relates to the items set forth on Annex B, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons, claiming by, through or under grantor but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

IN WITNESS THEREOF, Grantor has executed this instrument on August 4, 2025, but effective as of August 6th 2025.

MHF WEST END V LLC,
a Delaware limited liability company

By: _____
Alexandra Clegg, President

STATE OF RHODE ISLAND)

)

COUNTY OF KENT)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexandra Clegg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of MHF West End V LLC, a Delaware limited liability company, the within named bargainor, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and seal, at office in Warwick, Rhode Island, this 4th day of August, 2025.

Jennifer James
Notary Public

My commission expires: 12/03/25

Jennifer James
Notary Public, State of Rhode Island
My Commission Expires December 3, 2025

STATE OF Tennessee)
)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for the transfer is $19,000,000.

Affiant

Subscribed and sworn to before me, this
6th day of August, 2025

Meredith Bayse

Notary Public

My Commission Expires:

MEREDITH BAYSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 08, 2027

ANNEX A

Legal Description

Land in Davidson County, Tennessee and described as follows:

Being Lot 1 of the Resubdivision of a portion of Lots 150 & 151 of the Boyd Home Tract of record in Plat Book 6250, page 708, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MHF West End V LLC, a Delaware limited liability company by deed from MedCenter Inn I, LLC of record in Instrument No. 201606140059965, Register's Office for Davidson County, Tennessee.

ANNEX B

Permitted Exceptions

1. General or special taxes and assessments for the county taxes for the year 2025 are a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 6250, page 708, said Register's Office.

3. Subject to Easement set forth in deed of record in Book 6667, page 417, with Exceptions to Easement of record in Book 6710, page 430, said Register's Office.

4. Subordinated Parking Easement Agreement of record in Book 6667, page 425, as assigned in Book 7620, page 835, said Register's Office.

5. Subject to Easement Agreement of record as Instrument No. 20160614-0059963, said Register's Office.