Karen Johnson Davidson County
Batch# 1315300 DEEDWARRSP
08/27/2025 09:14:30 AM 7 pgs
Fees: $38.00 Taxes: $102,860.00
20250827-0068515

FROM: **BLUE HILLS HOLDINGS LLC**, a Tennessee limited liability company
TO: **RAD TN, LLC**, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
RAD TN, LLC	**RAD TN, LLC**	095-03-0 026.00
3810 Bedford Ave, Suite 300	3810 Bedford Ave,	095-03-0 038.00
	Suite 300	095-03-0 039.00
Nashville, TN 37215-2515	Nashville, TN 37215-2515	

STGC # 25000300308

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

The actual consideration or value, whichever is greater, for this transfer is $27,800,000.00.

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 2025.

Notary Public

My Comm. Expires:_____

***** SEE ATTACHED *****

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **BLUE HILLS HOLDINGS LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these

presents does transfer and convey unto **RAD TN, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Blue Hills Drive, of record in Instrument No. 20200318-0029926, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to BLUE HILLS HOLDINGS LLC, a Tennessee limited liability company, by Deed from BNA INVESTMENTS, LLC, a Tennessee limited liability company, recorded in Instrument No. 20200331-0034381, Register's Office for Davidson County, Tennessee.

TOGETHER with all appurtenant easements set forth in the Reciprocal Access Easement Agreement by and among Trustees of Donelson Presbyterian Church, their successors or assigns, and The Donelson Presbyterian Church, a Tennessee nonprofit corporation and BNA Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20191216-0129504, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Rights of tenants in possession under prior unrecorded residential leases, as tenants only, with no rights of first refusal or options to purchase the land.

2. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

3. Matters shown on plat of record in Plat Instrument No. 202003180029926, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4743, Page 324, Register's Office for Davidson County, Tennessee.

5. Rights of ingress and egress, including terms and conditions thereof, as recorded in Book 8395, Page 716, Register's Office for Davidson County, Tennessee.

6. Reciprocal Access Easement Agreement recorded in Instrument 201912160129504, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement including terms and conditions thereof as recorded in Instrument 202004140038628, and re-recorded in Instrument 202207180082034, Register's Office for Davidson County, Tennessee.

8. Multifamily Deed of Trust, Absolute Assignment of Leases and Rents and Security Agreement (Including Fixture Filing) dated 07/29/2022 and recorded 08/01/2022, of record in Instrument 202208010086864, Register's office for Davidson County,

Tennessee, in the original principal amount of $18,035,000.00 from Blue Hills Holdings LLC to Teresa A. Beardsley, as trustee, for Berkeley point Capital LLC, d/b/a Newmark, as assigned by Instrument 202208010086865 to Federal Home Loan Mortgage Corporation, and as assigned by Instrument 202210050110063, to Citibank NA, Trustee for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2022-K149.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 202006170063537, Register's Office for Davidson County, Tennessee.

10. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by Tyler Reid Goodwin of Blew & Associates, P.A., and coordinated by Pixis, LLC, dated June 13, 2025, last revised Aug. 26, 2025, and designated as Job No. 25-05-015.

This is improved property commonly known as "Radius at Donelson Apartments".

TO HAVE AND TO HOLD the said tract or parcel of land, with the easements, appurtenances, hereditaments, estate, title and interest thereto belonging or anywise appertaining to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns 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 the matters set forth above), but not further or otherwise. 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.

[Signatures continue on following page.]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 26th day of August, 2025, by Susan Chen,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

V. JOHNSON
Notary Public - California
San Francisco County
Commission # 2529206
My Comm. Expires Aug 7, 2029

(Seal) Signature

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 26 day of August, 2025.

GRANTOR:

BLUE HILLS HOLDINGS LLC,
a Tennessee limited liability company

By: Beacon Bay Holdings, LLC, its manager

By: _____
Name: Rodney F. Emery
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____, 20__, before me, See attached _____,

personally appeared _____

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

617456961

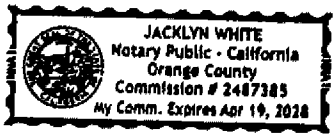
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
ss
County of ORANGE)

On August 21, 2025, before me, Jacklyn White, Notary Public, personally appeared Rodney F Emery, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Jacklyn White
Signature of Notary Public

Tennessee Certification of Electronic Document

I, Susan Chen, 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 August 26, 2025 (date of document).

Affiant Signature

8.26.2025
Date

State of California
County of San Francisco

Sworn to and subscribed before me this 26 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08.07.2029

NOTARY'S SEAL

V. JOHNSON
Notary Public - California
San Francisco County
Commission # 2529206
My Comm. Expires Aug 7, 2029