Special Warranty Deed

Karen Johnson Davidson County Batch# 1319007 DEEDWARRSP 09/05/2025 02:55:30 PM 6 pgs Fees: $33.00 Taxes: $214,600.00 20250905-0071141	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $58,000,000.00. Affiant Subscribed and sworn to before me, this the 5th day of September 2025. Notary Public My commission expires: 11.26.2028

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Villages at Forest View Owner TN, LLC 2615 Pacific Coast Highway, Ste 105 Hermosa Beach, California 90245	New Owner	149-00-0-373.00

FOR AND IN CONSIDERATION of the above captioned sum, 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, **VFV PARTNERS LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **VILLAGES AT FOREST VIEW OWNER TN LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land lying and being in Davidson County, Tennessee, as more particularly described on Exhibit A hereto (the "Land") together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property"). This is improved property commonly known as 2760 Murfreesboro Pike, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, it 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 any person(s) claiming by, through, or under Grantor, but no others.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 5th day of September 2025.

GRANTOR:

VFV PARTNERS LLC,
a Tennessee limited liability company

By: _____
Name: William R. Hostetler
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostetler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of VFV Partners LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 3rd day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/29

SLOAN HASTINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Forest View North of record in Plat at Instrument No. 19991223-0306680, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to VFV Partners LLC by Quitclaim deed from Villages at Forest View, LLC of record in Instrument No. 20210330-0041954 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on March 30, 2021.

TRACT TWO:

Land in Davidson County, Tennessee, being more particularly described as follows:

COMMENCING from a point on the North margin of Murfreesboro Pike being the Southeast corner of the property conveyed to Parsottam J. & Harsha P. Patel as recorded under Instrument No. QC-20060810-0098588 with the Davidson County Register of Deeds, also being the Southwest corner of the property conveyed to John E. Cain III as recorded under Instrument No. 20121220-0117651 with the Davidson County Register of Deeds, same point being the POINT OF BEGINNING;

Thence North 41° 56' 23" West, a distance of 32.64 feet to a point;
Thence North 48° 03' 37" East, a distance of 39.14 feet to a point;
Thence South 08° 14' 26" West, a distance of 50.96 feet to the POINT OF BEGINNING.

Being the same property conveyed to John E. Cain III, Trustee by Quitclaim Deed recorded in Instrument No. 20130930-0102468, in the Register's Office of Davidson County, Tennessee. See deed of record at Instrument No. 20191204-125002 to Villages at Forest View LLC, as corrected by Scrivener's Affidavit recorded in Instrument No. 20250807-0062890, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to VFV Partners LLC, a Tennessee limited liability company by Quitclaim Deed recorded in Instrument No. 20250807-0062925, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due or payable.

2. The possessory rights of tenants, limited to those parties in possession pursuant to leases disclosed to Grantee by Grantor prior to the date hereof, as tenants only, without any option or rights to purchase, first offer, first refusal or similar rights.

3. Easements shown on the Plan of record in Instrument No. 19991223-0306680, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131025-0111274 and 20200729-0083301, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Public Dedication of Public Right-of-Way of record in Instrument No. 20200917-0106662, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Cross Access Easement of record in Book 11572, Page 191, in the Register's Office for Davidson County, Tennessee.

7. Permanent Drainage Easement set forth in order of record in Book 11522, Page 807, in the Register's Office of Davidson County, Tennessee.

8. Declaration of Restrictive Covenants of record in Book 11572, Page 187, in the Register's Office of Davidson County, Tennessee.

9. Sanitary Sewer Easement of record in Instrument No. 20061215-0154602, in the Register's Office of Davidson County, Tennessee.

10. Grant of Easement of record in Instrument No. 20220125-0009163, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 9/5/25 (date of document).

Affiant Signature

9/5/25
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON