Karen Johnson Davidson County
Batch# 1326876 DEEDWARRSP
09/25/2025 02:32:30 PM 8 pgs
Fees: $43.00 Taxes: $33,762.50
20250925-0076665

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESSES:	MAIL TAX BILLS TO:	TAX PARCEL NO(s).:
Amy W. Mahone Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 1900 Republic Centre 633 Chestnut Street Chattanooga, TN 37450	Antioch TN Propco, LLC 100 Merrick Road Suite 418E Rockville Centre, NY 11570	**500 Hickory Hollow Terrace** **Antioch, Tennessee 37013**	Antioch TN Propco, LLC 100 Merrick Road Suite 418E Rockville Centre, NY 11570	[Tax Parcel ID No(s).]

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9TH day of September, 2025, by and among **GOODHOPE, LLC**, a Nevada limited liability company, with an address of 1430-B W 6th Street, San Pedro, CA 90732 ("Grantor"), and **ANTIOCH TN PROPCO, LLC** a Delaware limited liability company, with an address of 100 Merrick Road, Suite 418E, Rockville Centre, NY 11570 ("Grantee");

W I T N E S S E T H :

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real property, situated and being in County of Shelby, State of Tennessee, to-wit (the "Property"):

All of that certain real property described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

Being the same property conveyed to Grantor by Special Warranty Deed of record at Instrument No. 20090331-0028807, dated March 30, 2009, and recorded March 31, 2009, in the Davidson County Register's Office.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has a good right to sell and convey the same; that the same is unencumbered, except for those matters set forth in **Exhibit "B,"** attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Attached]

IN WITNESS WHEREOF, Grantor has executed this instrument on this the day and year first above written.

GRANTOR:

GOODHOPE, LLC,
a Nevada limited liability company

By: C D Valdomar
Name: Celia D. Valdomar
Title: Authorized Signatory

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28th day of August, 2025, by Celia D. Valdomar

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

HARIOM SHUKLA
COMM. #2376104
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires: September 24, 2025

(Seal) Signature

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 9,125,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C D Waldman

AFFIANT

SUBSCRIBED AND SWORN TO before me this ___ day of _____, _____.

"Please see the attached CA. Jurat for Notary"

Notary Public

My Commission Expires:

_____

(For Recording Data Only)

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29th day of August, 2025, by Celia D. Valdomar

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

HARIOM SHUKLA
COMM. #2376104
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires: September 24, 2025

(Seal) Signature

STATE OF New York)

COUNTY OF Nassau)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 9,125,000.00 .

Affiant

Sworn to and subscribed before me this 4th day of September, 2025

Notary Public

Eitan Adams
Notary Public, State of New York
Reg. No. 01AD6394318
Qualified in Nassau County
Commission Expires 07/01/2027

My Commission Expires: 07/01/2027

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Description of Real Property

Land in Davidson County, Tennessee, being Lot J-4, as shown on the map entitled Hickory Hollow Terrace, of record in Plat Book 5200, page 546, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GOODHOPE, LLC, A NEVADA LIMITED LIABILITY COMPANY, by deed from TRI-STATE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, of record in Instrument No. 20090331-0028807, dated March 30, 2009, said Register's Office.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Intentionally deleted.

2. Intentionally deleted.

3. Rights of residents and/or patients of the healthcare facility located on the Land as residents or patients only, with no rights of first refusal, rights of first offer, or other rights to purchase all or any portion of the Land.

4. Intentionally deleted.

5. Intentionally deleted.

6. Intentionally deleted.

7. Taxes for the year 2025 and subsequent years, not yet due and payable.

8. Matters shown on the Plan of record in Plat Book 5200, page 546, said Register's Office.

9. Storm Water Detention Agreement of record in Book 6142, page 226, said Register's Office.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6518, page 728, said Register's Office.

11. Intentionally deleted.

12. Intentionally deleted.

13. The following matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Mark E. Patterson on behalf of CREtelligent dated September 4, 2025, as Project No. 25-20163 – Site #001:
    a) Rights of others, both public and private in and to overhead electric lines, sanitary manholes, gas meters, sanitary cleanouts, power poles, bollards, storm manholes, post indicator valves, telephone lines, guy anchors, light poles, transformer, fire hydrants, water valves, surface inlets, water meter and other utilities on or crossing subject property
    b) Asphalt driveway and concrete curbs extend past the southerly record line

Tennessee Certification of Electronic Document

I, Elisheva Pothman, 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 8-28-2025 (date of document).

Affiant Signature

9-19-2025
Date

State of NEW YORK

County of NASSAU

Sworn to and subscribed before me this 19 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

