Karen Johnson Davidson County
Batch # 1346513 DEEDWARRSP
11/14/2025 03 31 37 PM 6 pgs
Fees $33 00 Taxes $68,820 00
20251114-0091135

This Instrument Prepared By and After Recording Return To:
Reno & Cavanaugh, PLLC
424 Church Street
Suite 2910
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to	Map-Parcel No
TWG Parkwood Villa, LP 1301 East Washington Street Suite 100 Indianapolis, Indiana 46202	TWG Parkwood Villa, LP 1301 East Washington Street Suite 100 Indianapolis, Indiana 46202	05000008300

STATE OF INDIANA)
COUNTY OF MARION)

The actual consideration or value, whichever is greater, for this transfer is Eighteen Million Six Hundred Thousand and No/100 Dollars ($18,600,000 00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of NOVEMBER, 2025

Michelle Howard
Notary Public Seal State of Indiana
Marion County
Commission Number NP0762416
My Commission Expires 3/23/2033

Notary Public MICHELLE HOWARD

My Commission Expires: 03-23-2033

FOR AND IN CONSIDERATION OF the sum of Eighteen Million Six Hundred Thousand and No/100 Dollars ($18,600,000 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, SUMMIT PARKWOOD VILLA APARTMENTS, L P., a Tennessee limited partnership (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto TWG PARKWOOD VILLA, LP, a Tennessee limited partnership (hereinafter referred to as "Grantee", the terms "Grantor" and "Grantee" to include their successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached

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").

The Property being improved property commonly known as 3258 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said Property, with the appurtenances, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), none of which are reimposed by this reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

6th IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of November, 2025.

GRANTOR:

SUMMIT PARKWOOD VILLA APARTMENTS, L.P., a Tennessee limited partnership

By: TWG Parkwood Villa GP, LLC, an Indiana limited liability company, its General Partner

By: _____
Louis A. Knoble, its Authorized Representative

STATE OF INDIANA
COUNTY OF MARION

Before me, MICHELLE HOWARD, a Notary Public of said County and State, personally appeared Louis A. Knoble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of TWG Parkwood Villa GP, LLC, an Indiana limited liability company, the General Partner of Summit Parkwood Villa Apartments, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Representative.

Witness my hand and seal, this 6th day of NOVEMBER, 2025.

Michelle Howard
Notary Public Seal State of Indiana
Marion County
Commission Number NP0762416
My Commission Expires 3/23/2033

Michelle Howard
Notary Public MICHELLE HOWARD

My Commission Expires.

03-23-2033

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A

LEGAL DESCRIPTION

Land located in the 3rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee (formerly the 12th Civil District) located west of, and fronting on, Brick Church Pike, and being east of Highway I-24, and south of Briley Parkway, and being further described according to a survey dated February 15, 2010, by Wm Robert Seigenthaler, Tennessee Registered Land Surveyor No 177, as follows

Beginning at an iron pin in the west right of way line, (and being 42.0 feet west of the centerline) of Brick Church Pike, as widened by State Project No 19108-2704-54, said iron pin being the northeast corner of property deeded to the Davidson County Board of Education in Book 3165, Page 51, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a small parcel of land conveyed for the widening of the right of way of Brick Church Pike to the Metropolitan Government of Nashville and Davidson County, Tennessee by 3258 BCP Associates, L P of record in Book 10212, Page 656, re-recorded in Book 10363, Page 555, Register's Office for Davidson County, Tennessee; thence leaving said right of way and running with the north line of the property deeded to the Davidson County Board of Education and with a curve to the left having a radius of 25 00 feet for a distance around the curve of 3.12 feet to an iron pin at the end of the curve having a chord bearing of North 85 degrees 28 minutes 38 seconds West and a chord distance of 3.12 feet; thence continuing with the north property line of the property deeded to the Davidson County Board of Education N 89 deg 03 min 00 sec West 522 00 feet to an iron pin at the beginning of a curve to the right having a radius of 540 93 feet; thence with said curve in a westerly direction 81.70 feet to a "P K " nail in asphalt at the end of said curve having a chord bearing of North 84 deg 43 min 23 sec West and a chord distance of 81.62 feet, thence South 0 deg 25 min 00 sec East 202 20 feet to an iron pin, thence South 1 deg 01 min 00 sec West 652 94 feet to a point in the center of Ewing Creek; thence down the creek with its approximate centerline South 88 deg 21 min 00 sec West 113 20 feet to a point in the easterly right of way of Interstate Highway I-24, thence leaving Ewing Creek and running with said easterly right of way of Highway I-24, North 26 deg 20 min 00 sec West 596 00 feet to an iron pin at the beginning of a curve to the right having a radius of 317 46 feet, thence with said curve in a northerly direction for a distance of 315 08 feet to a concrete highway marker at the end of said curve having a chord bearing of North 2 deg 06 min 00 sec East and a distance of 302 31 feet, thence continuing with the easterly margin of Highway I-24 and with the right of way of a ramp to Briley Parkway North 30 deg 32 min 00 sec East 389 55 feet to an iron pin, thence leaving said easterly right of way, and running, for the next eight calls, with the south boundary line of the property of Mary Ann Jones Merideth et al, of record in Book 6208, Page 888, R O D C , Tennessee, North 88 deg 39 min 00 sec East 18 35 feet to an iron pin , thence South 29 deg 46 min 00 sec East 157 03 feet to an iron pin, thence North 88 deg 00 min 00 sec East 126 40 feet to an iron pin at the beginning of a curve to the right having a radius of 595.00 feet and a chord bearing of South 1 deg 05 min 24 sec East, thence with said curve in a southerly direction 18 90 feet to an iron pin, thence South 89 deg 02 min 40 sec East 401 90 feet to an iron pin, thence North 50 deg 52 min 00 sec East 44 10 feet to an iron pin, thence South 54 deg 32 min 00 sec East 50.00 feet to an iron pin, thence South 89 deg 02 min 00 sec East 71 43 feet to an iron pin in the west right of way line of Brick Church Pike; thence with said right of way line South 11 deg 49 min 00 sec East 88 72 feet to an iron pin, thence continuing with the right of way of Brick Church Pike, as widened, South 2 deg 59 min 25 sec West 83 73 feet to the point of beginning, and containing 10 057 acres, more or less, or 438,100 square feet, more or less

Being the same property conveyed to SUMMIT PARKWOOD VILLA APARTMENTS, L P , by deed from 3258 BCP ASSOCIATES, L P , a Tennessee limited partnership, of record as Instrument No 201003250022404, in the Register's Office of Davidson County, Tennessee

THE PROPERTY IS ALSO DESCRIBED AS:

Land located in the 3rd Council District of Metropolitan Nashville and Davidson County, Tennessee as shown as Parcel Identification number 05000008300 Said parcel being the Summit Parkwood Villa Apartments, L P. as recorded in Sale Instrument # DB-20100325 0022404 at the Register's Office of Davidson County, Tennessee (RODCT) Said parcel can be generally described as lying west of and adjacent to Brick Church Road, South of Briley Parkway, North of Ewing Lane, and can be more specifically described as follows:

Beginning at an found iron pin in the west right of way (ROW) of Brick Church Pike, as widened by State Project No 19108-2704-54, and having Tennessee State Plane (NAD83) coordinates of North 693616.58' and East 1738071.90' Said iron pin also being the southeast corner of property deeded to the Metro Government Water & Sewer, by sale instrument; DC-20150325 0025757 RODCT.

Thence, along the western right of way S 07° 46' 24" E, a distance of 88 72' to a point, thence with said right of way of Brick Church Pike S 06° 48' 32" W 83.49' to a found iron pin, said iron pin being the northeast corner of the property deeded to the Davidson County Board of Education in book 2023, page 583, thence leaving said right of way and along the north line of the Davidson County Board of Education property N 78° 30' 51" W 3 26' to a found iron pin, thence continuing along the north property line of Davidson County Board of education N 85° 02' 37" W 521 79' to a found iron pin; thence along a curve, convex to the northeast, having a radius of 540 93', a chord bearing of N 80° 44' 51" W and length of 82 05' to a set Mag nail in asphalt; thence S 03° 32' 42" W 202 25' to a found iron pin; thence S 05° 05' 07" W 652 89' to a point in the center of Ewing creek, thence following the center of the creek N 87° 36' 24" W 113 20' to a point in the eastern right of way of Interstate I-24; thence leaving Ewing creek and along the easterly right of way of I-24, N 22° 17' 24" W 596 00' to a 18" tree; thence N 19° 43' 15" W 26 47' to a concrete monument at the beginning of a curve to the right having a radius of 310.00' a chord bearing of N 08° 35' 47" E and a Length of 278 55' to a concrete monument; thence continuing along the eastern margin of I-24 N 34° 30' 54" E 389 54' to a found iron pin, said iron pin being the southern margin of the land sold to Metro Government Water and Sewer in instrument DC-20150325 0025757 RODCT; thence leaving the right of way of I-24 and along the Southern portion of land sold to Metro Government Water and Sewer the following eight calls, S 86° 57' 14" E 18 84' to a found iron pin; thence S25° 43' 40" E 157 10' to a found iron pin, thence S 87° 59' 21" E 126 31' to a found iron pin, thence S 04° 02' 02" W 18.81' to a found iron pin; thence S 85° 04' 23" E 401 96' to a found iron pin, thence N 54° 16' 06" E 44.11' to a found iron pin, thence S 50° 21' 05" E 50 67' to a found iron pin, thence S 84° 39' 54" E 71 11' to the Point Of Beginning, and containing 438,385 square feet, or 10.06 acres, more or less. Together with and subject to any easements, covenants, conveyances, right of ways, and/or restrictions that are of record and not of record This description was written by Joshua A Meeks (TN RLS # 2790) of TTL, Inc and is based off a survey conducted 11/04/22 (Project # 22-12-03956 00)

EXHIBIT B

PERMITTED EXCEPTIONS

1. Drainage Easement of record in Book 5116, Page 180, in the Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer Easement of record in Book 4832, Page 270, in said Register's Office.

3. Grant of Easement with Comcast of Nashville I, LLC, of record in Instrument No. 20101206-0096757, in said Register's Office.

4. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Instrument No. 20101228-0102557, in said Register's Office.

5. Regulatory Agreement of record as Instrument No. 20100325-0022405, in said Register's Office.

6. Affordable Housing Covenant Agreement by and between Amazon.com NV Investment Holdings LLC, a Nevada limited liability company and Summit Parkwood Villa Apartments. L.P., a Tennessee limited partnership, recorded as Instrument No. 20221229-0133356, in said Register's Office.