Karen Johnson Davidson County
Batch# 1347957 DEEDWARRSP
11/19/2025 12:02:30 PM 10 pgs
Fees: $53.00 Taxes: $223,834.53
20251119-0092238

TNFN25-4789

(above space reserved for register's office)

Document prepared by:
DLA Piper LLP (US)
Attention: Lauren Parker
444 West Lake Street, Suite 900
Chicago, Illinois 60606

When recorded, return to:
Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, New York 10017
Attn: William Brown

Grantee's Address:	**Send Tax Bills To:**	**Map Parcel Id:**
SP LCS Bellevue Owner LLC 550 West 34th Street, 48th Floor New York, New York 10001	SP LCS Bellevue Owner LLC 550 West 34th Street, 48th Floor New York, New York 10001 Attn: Phillip Solomond	12800019800

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed and delivered as of the 7 day of November, 2025, by **HSRE BELLEVUE PLACE, LLC,** a Delaware limited liability company, having a mailing address of c/o Harrison Street Real Estate, 444 West Lake Street, Suite 2100, Chicago, Illinois (the "Grantor"), to **SP LCS BELLEVUE OWNER LLC**, a Delaware limited liability company, having a mailing address at 550 West 34th Street, 48th Floor, New York, New York 10001 (the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the Grantor bargained and sold and does hereby bargain, sell, transfer, convey and confirm unto the Grantee, its successors and assigns, all Grantor's right, title and interest in and to the following described parcel of land, together with all improvements and appurtenances thereto, located in Davidson County, State of Tennessee, to wit:

See attached Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements located thereon, and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This is improved property known as: 7632 Highway 70 S, Nashville, TN 37221

TO HAVE AND TO HOLD the same unto the said Grantee and its successors and assigns, forever in fee simple.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized in fee and possessed of said Property, have full power and lawfully authority to sell and convey the same; that the title thereto is clear, free and unencumbered except as otherwise provided on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), and will forever warrant and defend the same against the claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise, subject however to the Permitted Exceptions.

[*Remainder of Page Intentionally Left Blank; Signature Page Follows*]

SIGNATURE PAGE

TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the day and year first above written.

GRANTOR:

HSRE BELLEVUE PLACE, LLC, a Delaware limited liability company

By: HSRE-LCS-Ryan IV, LLC, its Member

By: LCS Ryan Senior Living, LLC

By: _____
Name: Brian C. Murray
Its: Manager

[*Notary Page Follows*]

STATE OF Minnesota)

COUNTY OF Hennepin)

BEFORE ME, Leah R. Bruner, a Notary Public of the State and County aforementioned, personally appeared Brian C. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him-/herself to be the Manager of HSRE Bellevue Place, LLC a Delaware limited liability company, and as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by him-/herself as Manager and acknowledged the instrument to be the free act and deed of HSRE Bellevue Place, LLC.

WITNESS my hand and seal, this 30th day of October, 2025.

Notary Public

My Commission Expires: Jan. 31, 2027

(Notary Seal)

LEAH R BRUNER
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2027

[Notary Page to Special Warranty Deed (Bellevue, TN)]

STATE OF New York)

COUNTY OF New York)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,495,820.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

By: SP LCS BELLEVUE OWNER LLC,
a Delaware limited liability company

By: _____
Name: Phillip Solomond
Title: Senior Managing Director

STATE OF NEW YORK)

COUNTY OF NEW YORK)
(Place of Acknowledgement)

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: PHILLIP SOLOMOND.

Date: November 4th, 2025

_____
Official Signature of Notary

ALISON FREDERICK
Notary's printed or typed name, Notary Public
My commission expires: 8/8/2028

(Notary Seal)

ALISON E FREDERICK
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. # 01FR6346159
COMM. EXP. 8/8/2028

PROPERTY BORROWER:

SP LCS BELLEVUE OWNER LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

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

Alison E. Frederick
Notary Public
Commission Expiration Date: 8/8/2026

[AFFIX NOTARY SEAL]

ALISON E FREDERICK
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. # 01FR6346159
COMM. EXP. 8/8/2026

OPERATOR:

SP LCS BELLEVUE OPCO LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

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

Alison E. Frederick
Notary Public
Commission Expiration Date: 8/8/2026

[AFFIX NOTARY SEAL]

ALISON E FREDERICK
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. # 01FR6346159
COMM. EXP. 8/8/2026

EXHIBIT A

Legal Description of the Property

All that certain lot or parcel of land situated in the **County of Davidson**, State of Tennessee, and being more particularly described as follows:

Tract 1 (FEE)

Being all of that parcel of land shown as Lot 4 on that certain plat titled "Resubdivision of Lots 1, 3 & 4 One Bellevue Place" of Record as Document No. 201707240074739, in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to HSRE BELLEVUE PLACE, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from Bellevue Redevelopment Associates, LP, dated May 1, 2018, and recorded on May 2, 2018, as Document No. 20180502-0041866, Davidson County, Tennessee Records.

Tract 2 (Easement)

Easement estate appurtenant to Tract 1 created in Declaration of Covenants, Restrictions and Easements for One Bellevue Place dated October 28, 2016, and recorded in the Davidson County Public Registry as Instrument No. 20160105-0000937, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place dated on or about the date hereof and recorded in the Register's Office for Davidson County, Tennessee, over and across the land more particularly described therein.

EXHIBIT B

Permitted Exceptions

1. Matters shown on the ALTA/NSPS Survey dated September 17, 2025, prepared by Mark E. Patterson, R.P.L.S. No. 3010, on behalf of Power of Design, as Project No. 20252394-2 as follows: rights of others in and to the Property via the accessway on the northwesterly portion of the Property; evidence of utilities across the Property without the benefit of easements.

2. Taxes and assessments for the year **2025** and subsequent years, not yet due and payable. **Tax Parcel Number: 12800019800**

3. Rights of tenants in possession, as tenants only, under any unrecorded rental or lease agreements, without rights or options to purchase the subject property.

4. Title to any portion of the Property lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.

5. All matters appearing on Plat of record in Instrument Number 20170724-0074739, aforesaid records.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and System Bellevue Development, LLC, RPAI JV Nashville Bellevue; IWR Protective Corporation dated November 12, 2015 and recorded on November 17, 2015 as Instrument Number 20151117-0116639, aforesaid records.

7. Declaration of Covenants, Restrictions and Easements for Crescent Bellevue and One Bellevue Place by Bellevue Redevelopment Associates, LP, a Delaware limited partnership and Crescent Bellevue, LLC, a Delaware limited liability company dated December 31, 2015 and recorded on January 5, 2016 as Instrument Number 201601050000937; as modified by that First Amendment to Declaration of Covenants, Restrictions and Easements for Crescent Bellevue and One Bellevue Place dated May 1, 2018 and recorded May 2, 2018 as Instrument Number 20180502-0041865, aforesaid records.

8. Restrictive Covenants set forth in Special Warranty Deed between Bellevue Redevelopment Associates, LP, a Delaware limited partnership and HSRE Bellevue Place, LLC, a Delaware limited liability company dated May 1, 2018 and recorded on May 2, 2018 as Instrument Number 20180502-0041866, aforesaid records.

9. Agreement for Dedication of a Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee dated September 12, 2019 and recorded November 13, 2019 as Instrument Number 20191113-0116769, aforesaid records.

10. Site Development Agreement between Bellevue Redevelopment Associates, LP, a Delaware limited partnership and Crescent Bellevue, LLC, a Delaware limited liability company dated December 31, 2015 and recorded January 5, 2016 as Instrument Number 20160105-0000938, aforesaid records.

11. Declaration of Covenants, Restrictions and Easements for One Bellevue Place by Bellevue Redevelopment Associates, LP, a Delaware limited partnership dated October 28, 2016 and recorded on November 3, 2016 as Instrument Number 20161103-0116535; as amended by that First Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place by Bellevue Redevelopment Associates, LP, a Delaware limited partnership dated August 9, 2017 and recorded on August 10, 2017 as Instrument Number 20170810-0082117; as amended by that Second Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place by Bellevue Redevelopment Associates, LP, a Delaware limited partnership dated November 13, 2017 and recorded on November 17, 2017 as Instrument Number 20171117-0118506; as amended by that Third Amendment to Declaration of Covenants, Restrictions and Easements for One Bellevue Place by Bellevue Redevelopment Associates, LP, a Delaware limited partnership, Metropolitan Government of Nashville and Davidson County and One Harmony, LLC, a Tennessee limited liability company dated May 1, 2018 and recorded on May 2, 2018 as Instrument Number 20180502-0041864, aforesaid records.

Tennessee Certification of Electronic Document

I, Samantha Stafford, 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 11/10/2025 (date of document).

Samantha Stafford
Affiant Signature

11/10/2025
Date

Commonwealth of
~~State of~~ Pennsylvania

County of Chester

Sworn to and subscribed before me this 10 day of November, 2025.

Sharon C. Davidson
Notary's Signature

MY COMMISSION EXPIRES: 6/12/2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Sharon C. Davidson, Notary Public
Chester County
My commission expires June 12, 2027
Commission number 1035572
Member, Pennsylvania Association of Notaries