Karen Johnson Davidson County
Batch# 1366363 DEEDWARRSP
01/06/2026 03:53:30 PM 7 pgs
Fees: $38.00 Taxes: $37,939.18
20260106-0001188

THIS INSTRUMENT PREPARED BY:
Christopher Kozik, Esq.
Sternshein Legal Group, LLP
5316 East Chapman Avenue
Orange, CA 92869

Address New Owner(s) and Send Tax Bills To:

4347 Lebanon Pike SNF Real Estate LLC
1007 Broadway Floor 2
Woodmere, NY 11598
Attn: Legal

Map & Parcel Nos.: 075 06 0 150.00
075 06 0 151.00
075 06 0 152.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MCKENDREE SNF PROPERTY HOLDINGS LLC**, a Delaware limited liability company (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto **4347 LEBANON PIKE SNF REAL ESTATE LLC**, a Delaware limited liability company (herein referred to as "Grantee"), and its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

(legal description attached as Exhibit A)

This is improved property commonly known as 4343 and 4347 Lebanon Pike, 15 Asbury Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it lawfully seized fee simple possession of said property, that it has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record.

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 by, through and under Grantor, but not further or otherwise.

[*signature page follows*]

WITNESS this the 18 day of December 2025.

GRANTOR:

MCKENDREE SNF PROPERTY HOLDINGS LLC,
a Delaware limited liability company

By: _____
Name: Mordechai Kaplan
Title: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF Cook

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mordechai Kaplan, 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 Signatory of McKendree SNF Property Holdings LLC, the within named bargainor, 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 limited liability company by himself as Authorized Representative.

Witness my hand and seal, at office in Skokie IL, this the 18 day of December, 2025

[SEAL]

Official Seal
Regina Rospenda
Notary Public State of Illinois
My Commission Expires 11/20/2026

_____
NOTARY PUBLIC

My Commission Expires: 11/20/2026

STATE OF New York

COUNTY OF Nassau

The actual consideration or value, whichever is greater, for this transfer is Ten Million, Two Hundred Fifty Three Thousand and 33/100 Dollars ($10,253,833.33 Eight Hundred Thirty Three)

Steven Schwartz, Affiant

Sworn to and subscribed before me this 29th day of December, 2025

Notary Public [SEAL]

My Commission Expires: _____

Steven Milstein
Notary Public, State of New York
Reg. No. 02MI6436703
Qualified in Kings County
Commission Expires July 18, 2026

Exhibit A

BEING A PARCEL OF LAND IN THE 11TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY MARGIN OF U.S. HIGHWAY 70 (LEBANON ROAD) EXTENDING FROM THE NORTHERLY MARGIN OF BELINDA DRIVE TO THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST INTERSECTION OF U.S. HIGHWAY 70 AND HIGHLAND VIEW DRIVE; THENCE, WITH SAID MARGIN OF HIGHLAND VIEW DRIVE, SOUTH 82°47'04" EAST, A DISTANCE OF 1109.71 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 8193, PAGE 190, R.O.D.C. THENCE, LEAVING SAID SOUTHERLY MARGIN, SOUTH 27°32'55" WEST, A DISTANCE OF 332.97 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID MCKENDREE VILLAGE, INC.; THENCE, WITH THE WEST LINE OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 5592, PAGE 113, R.O.D.C. AND DEED BOOK 5583, PAGE 433, R.O.D.C. SOUTH 28°00'20" WEST, A DISTANCE OF 510.72 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF JAMES B. CLOYD OF RECORD IN INSTRUMENT NUMBER 200101020000212, R.O.D.C.; THENCE, WITH THE WEST LINE OF SAID CLOYD, SOUTH 27°54'18" WEST, A DISTANCE OF 271.25 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF HERMITAGE ESTATES OF RECORD IN PLAT BOOK 3300, PAGE 71, R.O.D.C.; THENCE, WITH SAID HERMITAGE ESTATES, NORTH 82°48'00" WEST, A DISTANCE OF 498.39 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 82°42'49" WEST, A DISTANCE OF 166.16 FEET TO AN IRON PIN IN THE EASTERLY LINE OF HERMITAGE METHODIST CHURCH OF RECORD IN DEED BOOK 5194, PAGE 183, R.O.D.C.; THENCE, WITH SAID CHURCH PROPERTY, THE FOLLOWING CALLS: NORTH 18°43'25" EAST, A DISTANCE OF 40.00 FEET TO AN IRON PIN; NORTH 55°02'27" WEST, A DISTANCE OF 331.35 FEET TO AN IRON PIN; SOUTH 37°39'48" WEST, A DISTANCE OF 302.02 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE LEFT 48.82 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 30°27'29", A RADIUS OF 91.83 FEET, AND A CHORD OF SOUTH 22°26'03" WEST 48.24 FEET; THENCE, SOUTH 07°10'00" WEST, A DISTANCE OF 34.90 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF BELINDA DRIVE; THENCE, WITH SAID MARGIN, NORTH 82°50'00" WEST, A DISTANCE OF 106.00 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE RIGHT 146.44 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 30°30'00", A RADIUS OF 275.10 FEET, AND A CHORD OF NORTH 67°34'59" WEST A DISTANCE OF 144.72 FEET; THENCE WITH A CURVE TO THE RIGHT OF 79.40 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF LEBANON ROAD, SAID CURVE HAVING A CENTRAL ANGLE OF 90°58'40", A RADIUS OF 50.00 FEET AND A CHORD OF NORTH 07°50'18" WEST 71.32 FEET, THENCE, WITH SAID EASTERLY MARGIN THE FOLLOWING CALLS: THENCE, WITH A CURVE TO THE RIGHT 142.52 FEET TO AN IRON PIN, SAID

CURVE HAVING A CENTRAL ANGLE OF 01°04'32", A RADIUS OF 7,591.44 FEET AND A CHORD OF NORTH 38°36'28" EAST A DISTANCE OF 142.52 FEET; THENCE, NORTH 39°08'39" EAST, A DISTANCE OF 84.57 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE LEFT 159.93 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'31", A RADIUS OF 7,687.44 FEET, AND A CHORD OF NORTH 38°32'57" EAST 159.93 FEET; THENCE, NORTH 37°57'11" EAST A DISTANCE OF 831.85 FEET TO AN IRON PIN; THENCE, WITH A CURVE TO THE RIGHT 53.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 21°42'25", A RADIUS OF 142.00 FEET AND A CHORD WHICH BEARS NORTH 48°48'41" EAST 53.48 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY:
PARCEL NUMBER 075 06 0 150.00, 075 06 0 151.00 AND 075 06 0 152.00 COMMONLY REFERRED TO AS 4343 & 4347 LEBANON PIKE, 15 ASBURY LANE, HERMITAGE, TN 37076 (SKILLED NURSING FACILITY)

Tennessee Certification of Electronic Document

I, KIM JONES, 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 12/18/2025 (date of document).

Affiant Signature

1/6/2026
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 6th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: JUNE 17, 2026

NOTARY'S SEAL

KATRINA D. SCOTT
NOTARY PUBLIC, State of New York
No. 01SC5062063
Qualified in New York County
Commission Expires June 17, 2026