Karen Johnson Davidson County
Batch# 1366365 DEEDWARRSP
01/06/2026 03:59:30 PM 7 pgs
Fees: $38.00 Taxes: $65,531.32
20260106-0001190

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 IL Real Estate LLC
1007 Broadway Floor 2
Woodmere, NY 11598
Attn: Legal

Map & Parcel Nos.: 075 00 0 042.00
075 00 0 041.00
075 06 0 038.00

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 IL 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 41 Asbury Lane, 4336 and 4360 Andrew Jackson Pkwy, 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]

_____
NOTARY PUBLIC

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

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 Seventeen Million Seven hundred Eleven Thousand One hundred and 67/100 Dollars ($17,711,166.67)
Sixty six

Steven Schwartz, Affiant

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

Notary Public

My Commission Expires: _____

[SEAL]

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

Exhibit A

TRACT II: (PARCEL NUMBER: 075 00 0 042.00)

BEING A PARCEL OF LAND IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED SOUTH OF HIGHLAND VIEW DRIVE AND WEST OF ANDREW JACKSON PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY, SAID PIN BEING 400 FEET, MORE OR LESS, SOUTH OF HIGHLAND VIEW DRIVE AND BEING THE SOUTHEAST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 10612, PAGE 11, R.O.D.C.; THENCE, WITH SAID MARGIN SOUTH 15°26'38" WEST, A DISTANCE OF 681.47 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF HERMITAGE UNITED METHODIST CHURCH OF RECORD IN INSTRUMENT NUMBER 200101020000213, R.O.D.C.; THENCE, WITH THE NORTHERLY LINES OF HERMITAGE UNITED METHODIST CHURCH AND JAMES B. CLOYD OF RECORD IN INSTRUMENT NUMBER 200101020000212, R.O.D.C. NORTH 64°06'07" WEST, A DISTANCE OF 821.68 FEET TO AN IRON PIN IN THE EAST LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 11432, PAGE 371, R.O.D.C.; THENCE, WITH SAID VILLAGE NORTH 28°00'20" EAST, A DISTANCE OF 510.72 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF MCKENDREE VILLAGE, INC., OF RECORD IN DEED BOOK 8193, PAGE 190, R.O.D.C.; THENCE, WITH THE SOUTHERLY LINE OF SAID MCKENDREE VILLAGE, INC., SOUTH 82°43'52" EAST, A DISTANCE OF 259.88 FEET TO AN IRON PIN; THENCE, WITH THE SOUTHERLY LINES OF LINDA ADAMS OF RECORD IN INSTRUMENT NUMBER 200406180072436, R.O.D.C., E.A. BURKE, ET UX OF RECORD IN DEED BOOK 1852, PAGE 544, R.O.D.C. AND MCKENDREE VILLAGE, INC. OF RECORD IN DEED BOOK 10612, PAGE 11, R.O.D.C. SOUTH 74°09'23" EAST, A DISTANCE OF 439.74 FEET TO THE POINT OF BEGINNING.

TRACT III: (PARCEL NUMBER: 075 00 0 041.00)

LAND SITUATED IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BOUNDED ON THE NORTH BY HIGHLAND VIEW DRIVE, EAST BY ANDREW JACKSON PARKWAY, SOUTH BY MCKENDREE VILLAGE, INC., AND THE WEST BY E.A. BURKE, ET UX AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY (70' R.O.W.) AND THE NORTHEAST CORNER OF MCKENDREE VILLAGE, INC. OF RECORD IN DEED BOOK 5583, PAGE 433, R.O.D.C. AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF MCKENDREE

VILLAGE, INC. OF RECORD IN DEED BOOK 5583, PAGE 433, R.O.D.C., NORTH 74°09'23" WEST, A DISTANCE OF 182.15 FEET TO AN IRON PIN; THENCE, ALONG OR NEAR THE EASTERLY LINE OF E.A. BURKE, ET UX OF RECORD IN DEED BOOK 1852, PAGE 544, R.O.D.C. NORTH 28°25'26" EAST, A DISTANCE OF 360.17 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE; THENCE, WITH SAID SOUTHERLY MARGIN AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 78°22'59", AN ARC LENGTH OF 164.16 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°22'32" EAST 151.66 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF ANDREW JACKSON PARKWAY (70' R.O.W.); THENCE, WITH SAID PARKWAY SOUTH 15°52'51" WEST, A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING.

TRACT IV: PARCEL NUMBER: 075 00 0 038.00)

LAND SITUATED IN THE ELEVENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BOUNDED ON THE NORTH BY HIGHLAND VIEW DRIVE, EAST BY ADAMS, SOUTH BY MCKENDREE VILLAGE AND THE WEST BY MCKENDREE VILLAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE, SAID PIN BEING SOUTH 82°12'22" EAST, A DISTANCE OF 259.05 FEET FROM THE NORTHEAST CORNER OF MCKENDREE VILLAGE OF RECORD IN BOOK 11432, PAGE 371, R.O.D.C. AND ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG OR NEAR THE WESTERLY LINE OF LINDA ADAMS OF RECORD IN INSTRUMENT NUMBER 200406180072436, R.O.D.C. SOUTH 27°33'16" WEST, A DISTANCE OF 330.45 FEET TO AN IRON PIN; THENCE, WITH THE NORTHERLY LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 5592, PAGE 113, R.O.D.C. NORTH 82°43'52" WEST, A DISTANCE OF 259.88 FEET TO AN IRON PIN; THENCE, WITH THE EASTERLY LINE OF MCKENDREE VILLAGE OF RECORD IN DEED BOOK 11432, PAGE 371, R.O.D.C. NORTH 27°32'55" EAST, A DISTANCE OF 332.97 FEET TO A P.K. NAIL; THENCE, WITH THE SOUTHERLY MARGIN OF HIGHLAND VIEW DRIVE SOUTH 82°12'22" EAST, A DISTANCE OF 259.05 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY:
PARCEL NUMBERs: 075 00 0 042.00, 075 00 0 041.00 AND 075 06 0 038.00
COMMONLY REFERRED TO AS 41 ASBURY LANE & 4336 & 4360 ANDREW JACKSON PARKWAY, HERMITAGE, TN 37076 (INDEPENDENT LIVING 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