Karen Johnson Davidson County
Batch# 1376698 DEEDWARRSP
02/05/2026 12:53:30 PM 9 pgs
Fees: $48.00 Taxes: $11,562.54
20260205-0008391

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (MLR)
100 Peabody Place, Suite 1300
Memphis, TN 38103

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
PHF ELDV, LLC 201 Venture Circle Nashville, TN 37228	PHF ELDV, LLC 201 Venture Circle Nashville, TN 37228	085-04-0-042.00

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, **PARAMPREET SINGH BHATIA**, an individual, as to an undivided 33 1/3% interest, **HARKIRAN SINGH CHAUDHRI**, an individual, as to an undivided 33 1/3% interest, and **PRADEEP PAL**, an individual, as to an undivided 33 1/3% interest, each of the foregoing as tenants-in-common (collectively, "Grantor"), has bargained and sold, and hereby transfers and conveys, to **PHF ELDV, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

BEING THE SAME property conveyed to Grantor by deed from 3308 Lebanon Pike, LLC, a Tennessee limited liability company, of record in Instrument No. 202602050008390 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3308 Lebanon Pike, Hermitage, Tennessee 37076.

Said property is conveyed subject to the following matters:

See attached Exhibit B.

Grantor covenants and binds itself and its heirs and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming

by, through, or under Grantor (excluding claims arising out of the matters set forth on Exhibit B attached hereto and incorporated herein by reference), but no further or otherwise.

[*Signature page follows.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30th day of January 2026.

GRANTOR:

Parampreet Singh Bhatia, an individual

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)
)SS.:
COUNTY OF Alameda)

On Jan 27th, 2026 before me, PREET WALIA, Notary Public (insert name of officer), personally appeared Parampreet Singh Bhatia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

PREET M.K WALIA
Notary Public - California
Alameda County
Commission # 2457286
My Comm. Expires Aug 28, 2027

Harkiran Singh Chaudhri

Harkiran Singh Chaudhri, an individual

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)
)SS.:
COUNTY OF Contra Costa)

On January 28th, 2026 before me, Priyanka Kumar, Notary Public (insert name of officer), personally appeared Harkiran Singh Chaudhri, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PKumar

Notary Public

PRIYANKA KUMAR
COMM. #2452147
Notary Public - California
Contra Costa County
My Comm. Expires July 2, 2027

NRO1 NRO1

Pradeep Pal, an individual

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)
)SS.:
COUNTY OF Alameda)

On Jan 27th, 2026 before me, PREET WALIA, Notary Public (insert name of officer), personally appeared Pradeep Pal, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

PREET M.K WALIA
Notary Public - California
Alameda County
Commission # 2457286
My Comm. Expires Aug 28, 2027

STATE OF Tennessee)

COUNTY OF Macon)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 3,125,010.00

Affiant

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Public

My Commission Expires:

8-30-2027

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Being a tract of land lying in the 14th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing P.K. nail, said P.K. nail being approximately 400 feet southwest of the westerly right-of-way line of Hickory Hill Lane, at the intersection of the westerly property line of the property line of the property of Ellis H. Marshall, as of record in Deed Book 11335, Page 241, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, width varies;

Thence with the northerly right-of-way line of Lebanon Pike along a curve to the right, with an arc length of 153.84 feet, the radius of which is 1860.00 feet, the central angle of which is 04 Deg 44 Min 21 Sec, the chord of which is South 54 Deg 12 Min 21 Sec West, 153.80 feet, to an iron rod set in the easterly property line of the property of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, as of record in Deed Instrument Number 20031105-0162340, at the Register's Office for Davidson County, Tennessee;

Thence Levin the northerly right-of-way line of Lebanon Pike with the easterly property line of G. Stroud Merritt, III, Louise Clark Merritt, Eli Merritt and Rosana Castrillo, Trustees, North 32 Deg 08 Min 08 Sec West, 211.05 feet to an iron rod set at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed Book 7332, Page 812, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Emmanuel Evangelical Lutheran Church, North 55 Deg 17 Min 11 Sec East, 100.00 feet to a P.K. nail set;

Thence North 49 Deg 41 Min 11 Sec East, 225.80 feet to an iron rod set;

Thence South 40 Deg 29 Min 19 Sec East, 50.42 feet to an existing railroad spike at a corner common with the property of Emmanuel Evangelical Lutheran Church, as of record in Deed 10223, Page 468, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Emmanuel Evangelical Lutheran Church, South 39 Deg 32 Min 24 Sec East, 46.59 feet to an iron rod set at a corner common with the property of said Ellis H. Marshall;

Thence with the northerly property line of Ellis H. Marshall, South 50 Deg 49 Min 50 Sec West, 199.67 feet to P.K. nail set;

Thence with the westerly line of Ellis H. Marshall, South 39 Deg 23 Min 08 Sec East, 118.26 feet to the POINT OF BEGINNING.

The foregoing property description is derived from a survey of Dawn Villa Apartments dated February 19, 2004, by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive; Nashville, Tennessee 37204, Job No. 04043-LKM.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Real estate taxes and assessments for the year 2026 and subsequent years, liens not yet due and payable.
2. Rights of tenants in possession, as tenants only without purchase rights, under unrecorded residential leases.
3. Deed for an Easement for Sewer Line of record in Book 4209, page 576, in the Register's Office of Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey dated December 4, 2025, conducted by Michael L. Charette, RLS No. 2048 of Cherry Land Surveying, Inc. (the "**Survey**").
4. Right to use water and sewage lines retained in deed of record in Book 4454, page 276, and Book 5120, page 716, aforesaid Register's Office, as shown on the Survey.
5. Driveway and Parking Space Easement Agreement of record in Book 4931, page 498, aforesaid Register's Office.
6. Grant of Easement of record in Instrument No. 20181029-0106561, aforesaid Register's Office.

49137568.5

Certificate of Authenticity

I, Melissa Coelz, 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 January 30, 2026.

Date

Affiant Signature

January 30, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON