This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 1453341 DEEDWARRSP
08/03/2026 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $155,955.00
20260803-0071378

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Tax Identification No.
c/o Judith E. Beasley; Freeman Webb Company 3810 Bedford Ave, Suite 300 Nashville, TN 37215	c/o Judith E. Beasley; Freeman Webb Company 3810 Bedford Ave, Suite 300 Nashville, TN 37215	072 09 1Q 001.00

STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Two Million One Hundred Fifty Thousand and 0/100 Dollars ($42,150,000).

Richard E. Winkler

Affiant Richard E. Winkler, Senior Commercial Title Officer
First American Title Insurance Company

SUBSCRIBED AND SWORN TO before me this the 30th day of July, 2026.

SHARRON SIMS
Notary Public, Georgia
Cobb County
My Commission Expires
February 07, 2027

Notary Public

My Commission Expires:

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **CRP/SV CHEROKEE MF OWNER, L..L.C.,** a Delaware limited liability company, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **HICKORY POINTE TN, L.P.**, a Tennessee limited partnership, as to a 57.00% undivided interest, and **WILLOW POINTE TN, LLC**, a Delaware limited liability company, as to a 43.00% undivided interest, as tenants in common (collectively "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as The Flats at Laurel and Pine.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

CRP/SV CHEROKEE MF OWNER, L.L.C.
a Delaware limited liability company

By: _____

Name: James D. Shelton

Title: Authorized Signatory

STATE OF GA

COUNTY OF Dekalb

Before me, a Notary Public of the State and County aforesaid, personally appeared James D. Shelton, 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 CRP/SV CHEROKEE MF OWNER, L.L.C., the within named bargainor, a limited liability company, and that he, as such Authorized Signatory, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Signatory.

WITNESS my hand, at office, this 27th day of July, 2026.

_____
Notary Public

My Commission Expires:
Feb 8, 2028

NICOLAS HOWE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 08, 2028

[SIGNATURE PAGE - Special Warranty Deed]

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:
RESIDENTIAL MASTER UNIT #1, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM FOR 905 CHEROKEE, A MASTER CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 202105120064074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE MASTER COMMON ELEMENTS AND THE MASTER LIMITED COMMON ELEMENTS APPURTENANT THERETO.

BEING THE SAME PROPERTY CONVEYED TO CRP/SV CHEROKEE MF OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM 905 CHEROKEE JV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202105140065347, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN DECLARATION OF CONDOMINIUM FOR 905 CHEROKEE, A MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 202105120064074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Easement(s) contained in Deed of record in Book 2243, Page 443, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) contained in Deed of record in Book 2435, Page 231, in the Register's Office of Davidson County, Tennessee.

4. Easement(s) contained in Deed of record in Book 4068, Page 110, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease Agreement by and between Cherokee Investors, a Tennessee joint venture (William H. Hawkins as managing agent) and The Lamar Companies, of record in Instrument No. 200807240075739, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease Agreement by and between Cherokee Investors, a Tennessee joint venture (William H. Hawkins as managing agent) and The Lamar Companies, of record in Instrument No. 200807240075740, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Agreement for Dedication of Public Right-of-way, by and between 905 Cherokee JV, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202102110019655, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Condominium for 905 Cherokee, a Master Condominium, by 905 Cherokee JV, LLC, a Tennessee limited liability company, of record in Instrument No. 202105120064074; as affected by First Amendment to Declaration of Condominium for 905 Cherokee, a Master Condominium in Instrument No. 202504240031441, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Grant of Utility Line Easement, by and between 905 Cherokee, a Master Condominium and The Metropolitan Government of Nashville and Davidson County, acting by and through the electric power board of said government, of record in Instrument No. 202204220046914, in the Register's Office of Davidson County, Tennessee.

10. Any Lien, or right to a lien, for services, labor, or material arising from work of improvement as disclosed by the Notice of Completion, of record in Instrument No. 202305050033481, in the Register's Office of Davidson County, Tennessee.

11. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 July 27, 2026 (date of document).

Affiant Signature

July 27, 2026
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 27 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

