Karen Johnson Davidson County
Batch # 1467995 DEEDQC
09/03/2026 02:25:15 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20260903-0082033

*** Note: The property that is the subject of this quitclaim deed is currently described as one tract but retains three (3) historical parcel numbers.**

CONSIDERATION CERTIFICATE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transaction is $0.00.

Affiant

Subscribed and sworn to before me this the 3rd day of September, 2026.

Notary Public

My Commission Expires: 1 / 30 / 2027

CANDACE CROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 01-30-2027

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
4347 Lebanon Pike SNF Real Estate LLC 1007 Broadway Floor 2 Woodmere, NY 11598	4347 Lebanon Pike SNF Real Estate LLC 1007 Broadway Floor 2 Woodmere, NY 11598	The one tract that is the subject of this deed is referenced as 07506015000, 07506015200, and 07506015100

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **4347 Lebanon Pike SNF Real Estate LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **4347 Lebanon Pike SNF Real Estate LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

See Exhibit A

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2026 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These the singular tract of land that is the subject of this quitclaim deed is presently commonly known as 4343 Lebanon Pike (07506015000), Hermitage, TN 37076 and 4347 Lebanon Pike (07506015100 and 07506015200), Hermitage, TN 37076.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quitclaim Deed** to be executed as of the date set forth below.

GRANTOR:

4347 Lebanon Pike SNF Real Estate LLC,
a Delaware limited liability company

By: _____

Print
Name: Steven Schwartz

Its: Authorized Signatory

STATE OF New York)
)
COUNTY OF Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Schwartz, 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 Authorized Signatory ("Officer") of **4347 Lebanon Pike SNF Real Estate LLC**, a Delaware limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 2nd day of September, 2026.

_____
Notary Public

My Commission Expires: 11/29/27

MICHAEL WASSNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02WA0017058
Qualified in Nassau County
Commission Expires Nov. 29, 2027

Exhibit A

LEGAL DESCRIPTION

Tract 1:

A PARCEL OF LAND SITUATED IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH REBAR AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF LEBANON PIKE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF HIGHLAND VIEW DRIVE U.S. HIGHWAY 70;

THENCE DEPARTING THE SAID SOUTHWEST RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 142.00 FEET, HAVING AN ARC LENGTH OF 53.80 FEET, WITH A CHORD BEARING OF S49°06'49"W, WITH A CHORD LENGTH OF 53.48 FEET, AND A DELTA ANGLE OF 21°42'30" TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE CONTINUING ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE S38°15'19"W A DISTANCE OF 404.63 FEET TO A SET MONUMENT, BEING THE POINT OF BEGINNING;

THENCE S62°29'58"E A DISTANCE OF 156.32 FEET TO A SET MONUMENT;
THENCE S16°19'55"E A DISTANCE OF 35.50 FEET TO A SET MONUMENT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 297.01 FEET, HAVING AN ARC LENGTH OF 33.97 FEET, WITH A CHORD BEARING OF S13°01'16"E, WITH A CHORD LENGTH OF 33.95 FEET, AND A DELTA ANGLE OF 06°33'12" TO A SET MONUMENT;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 341.10 FEET, HAVING AN ARC LENGTH OF 39.33 FEET, WITH A CHORD BEARING OF S18°20'27"E, WITH A CHORD LENGTH OF 39.31 FEET, AND A DELTA ANGLE OF 06°36'26" TO A SET MONUMENT;
THENCE S22°42'36"E A DISTANCE OF 12.69 FEET TO A SET MONUMENT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 334.10 FEET, HAVING AN ARC LENGTH OF 25.42 FEET, WITH A CHORD BEARING OF S25°54'38"E, WITH A CHORD LENGTH OF 25.41 FEET, AND A DELTA ANGLE OF 04°21'32" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 337.59 FEET, HAVING AN ARC LENGTH OF 69.04 FEET, WITH A CHORD BEARING OF S33°50'55"E, WITH A CHORD LENGTH OF 68.91 FEET, AND A DELTA ANGLE OF 11°43'00" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 273.54 FEET, HAVING AN ARC LENGTH OF 11.79 FEET, WITH A CHORD BEARING OF S40°37'35"E, WITH A CHORD LENGTH OF 11.79 FEET, AND A DELTA ANGLE OF 02°28'10" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 312.08 FEET, HAVING AN ARC LENGTH OF 48.45 FEET, WITH A CHORD BEARING OF S46°07'22"E, WITH A CHORD LENGTH OF 48.40 FEET, AND A DELTA ANGLE OF 08°53'41" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 809.99 FEET, HAVING AN ARC LENGTH OF 76.10 FEET, WITH A CHORD BEARING OF S51°14'28"E, WITH A CHORD LENGTH OF 76.07 FEET, AND A DELTA ANGLE OF 05°22'59" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 809.99 FEET, HAVING AN ARC LENGTH OF 17.70 FEET, WITH A CHORD BEARING OF S54°33'31"E, WITH A CHORD LENGTH OF 17.70 FEET, AND A DELTA ANGLE OF 01°15'08" TO A SET MONUMENT;
THENCE S57°48'05"E A DISTANCE OF 39.61 FEET TO A SET MONUMENT;

THENCE S60°08'27"E A DISTANCE OF 38.43 FEET TO A SET MONUMENT;
THENCE S57°34'50"E A DISTANCE OF 48.07 FEET TO A SET MONUMENT;
THENCE S68°07'24"E A DISTANCE OF 33.25 FEET TO A SET MONUMENT;
THENCE S66°22'17"E A DISTANCE OF 28.76 FEET TO A SET MONUMENT;
THENCE S70°32'06"E A DISTANCE OF 45.74 FEET TO A SET MONUMENT;
THENCE S74°17'06"E A DISTANCE OF 51.02 FEET TO A SET MONUMENT;
THENCE S75°55'12"E A DISTANCE OF 26.41 FEET TO A SET MONUMENT;
THENCE S81°14'21"E A DISTANCE OF 58.27 FEET TO A SET MONUMENT;
THENCE N89°22'18"E A DISTANCE OF 10.54 FEET TO A SET MONUMENT;
THENCE S88°42'39"E A DISTANCE OF 19.86 FEET TO A SET MONUMENT;
THENCE N84°21'16"E A DISTANCE OF 30.82 FEET TO A SET MONUMENT;
THENCE N74°58'44"E A DISTANCE OF 55.46 FEET TO A SET MONUMENT;
THENCE N67°09'44"E A DISTANCE OF 61.63 FEET TO A SET MONUMENT;
THENCE N67°09'44"E A DISTANCE OF 33.24 FEET TO A SET MONUMENT;
THENCE N37°15'10"E A DISTANCE OF 35.61 FEET TO A SET MONUMENT;
THENCE N41°56'31"E A DISTANCE OF 34.35 FEET TO A SET MONUMENT;
THENCE N34°46'43"E A DISTANCE OF 36.17 FEET TO A SET MONUMENT;
THENCE N35°48'51"E A DISTANCE OF 53.30 FEET TO A SET MONUMENT;
THENCE N36°00'43"E A DISTANCE OF 46.95 FEET TO A SET MONUMENT;
THENCE N27°54'02"E A DISTANCE OF 49.25 FEET TO A SET MONUMENT;
THENCE N13°43'04"E A DISTANCE OF 53.12 FEET TO A SET MONUMENT;
THENCE N09°40'09"E A DISTANCE OF 52.49 FEET TO A SET MONUMENT;
THENCE N11°51'31"E A DISTANCE OF 29.96 FEET TO A SET MONUMENT;
THENCE N27°10'02"E A DISTANCE OF 55.03 FEET TO A SET MONUMENT;
THENCE S89°43'42"E A DISTANCE OF 3.15 FEET TO A SET MONUMENT;
THENCE S82°59'34"E A DISTANCE OF 55.04 FEET TO A SET MONUMENT;
THENCE S75°53'24"E A DISTANCE OF 97.44 FEET TO A SET MONUMENT;

THENCE S28°18'39"W A DISTANCE OF 507.72 FEET TO A FOUND 1/2 INCH REBAR;

THENCE S28°12'26"W A DISTANCE OF 270.69 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE N82°29'52"W A DISTANCE OF 498.39 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE N82°24'41"W A DISTANCE OF 166.16 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE N19°01'33"E A DISTANCE OF 40.00 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE N54°44'19"W A DISTANCE OF 331.35 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

THENCE S37°57'56"W A DISTANCE OF 302.02 FEET TO A FOUND 1/2 INCH REBAR;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 91.83 FEET, HAVING AN ARC LENGTH OF 49.16 FEET, WITH A CHORD BEARING OF S22°51'40"W, WITH A CHORD LENGTH OF 48.57 FEET, AND A DELTA ANGLE OF 30°40'11" TO A FOUND 1/2 INCH REBAR;

THENCE S07°28'08"W A DISTANCE OF 34.90 FEET TO A POINT WITNESSED BY A FOUND 5/8 INCH REBAR BEARING S61°59'07"W A DISTANCE OF 1.57 FEET, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF BELINDA DRIVE;

THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE N82°31'52"W A DISTANCE OF 106.00 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085", SAID POINT BEING WITNESSED BY A FOUND 5/8 INCH REBAR CAPPED "GS&P" BEARING S21°41'08"W A DISTANCE OF 4.76 FEET;

THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 275.10 FEET, HAVING AN ARC LENGTH OF 146.30 FEET, WITH A CHORD BEARING OF N67°16'36"W, WITH A CHORD LENGTH OF 144.58 FEET, AND A DELTA ANGLE OF 30°28'10" TO A FOUND 1/2 INCH REBAR ;

THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, HAVING AN ARC LENGTH OF 79.49 FEET, WITH A CHORD BEARING OF N07°02'59"W, WITH A CHORD LENGTH OF 71.38 FEET, AND A DELTA ANGLE OF 91°05'24" TO A FOUND 5/8 INCH REBAR CAPPED "GS&P", SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF LEBANON PIKE;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES, AS FOLLOWS:

1. WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 7591.44 FEET, HAVING AN ARC LENGTH OF 142.49 FEET, WITH A CHORD BEARING OF N38°41'51"E, WITH A CHORD LENGTH OF 142.49 FEET, AND A DELTA ANGLE OF 01°04'31" TO A FOUND 1/2 INCH REBAR ;
2. THENCE N39°24'30"E A DISTANCE OF 84.62 FEET TO A FOUND 1/2 INCH REBAR;
3. WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 7687.44 FEET, HAVING AN ARC LENGTH OF 159.82 FEET, WITH A CHORD BEARING OF N39°03'39"E, WITH A CHORD LENGTH OF 159.82 FEET, AND A DELTA ANGLE OF 01°11'28" TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";
4. THENCE N38°15'19"E A DISTANCE OF 427.22 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 550957 SQUARE FEET, 12.648 ACRES, MORE OR LESS.

SET MONUMENTS REFERENCED HEREIN ARE SET 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085".

The above-described property being **a portion of** the same property conveyed to **4347 Lebanon Pike SNF Real Estate LLC**, a Delaware limited liability company, from McKendree SNF Property Holdings LLC, a Delaware limited liability company, by Special Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20260106-0001188.

* An illustration of the above-described is set forth on the page following the Tract 2 legal description below.

AND

Tract 2:

A PARCEL OF LAND SITUATED IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF LEBANON PIKE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF HIGHLAND VIEW DRIVE U.S. HIGHWAY 70;

THENCE DEPARTING THE SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE S82°28'55"E, PASSING A SET MONUMENT AT 400.96 FEET, CONTINUING FOR A TOTAL DISTANCE OF 1109.16 FEET TO A FOUND MAG-NAIL;

THENCE DEPARTING THE SAID SOUTHWEST RIGHT-OF-WAY LINE S27°51'03"W A DISTANCE OF 332.77 FEET TO A POINT WITNESSED BY A FOUND 5/8 INCH REBAR BEARING N25°59'20"E A DISTANCE OF 1.72 FEET;

THENCE S27°51'03"W A DISTANCE OF 3.56 FEET TO A SET MONUMENT;
THENCE N75°53'24"W A DISTANCE OF 97.44 FEET TO A SET MONUMENT;
THENCE N82°59'34"W A DISTANCE OF 55.04 FEET TO A SET MONUMENT;
THENCE N89°43'42"W A DISTANCE OF 3.15 FEET TO A SET MONUMENT;
THENCE S27°10'02"W A DISTANCE OF 55.03 FEET TO A SET MONUMENT;
THENCE S11°51'31"W A DISTANCE OF 29.96 FEET TO A SET MONUMENT;
THENCE S09°40'09"W A DISTANCE OF 52.49 FEET TO A SET MONUMENT;
THENCE S13°43'04"W A DISTANCE OF 53.12 FEET TO A SET MONUMENT;
THENCE S27°54'02"W A DISTANCE OF 49.25 FEET TO A SET MONUMENT;
THENCE S36°00'43"W A DISTANCE OF 46.95 FEET TO A SET MONUMENT;
THENCE S35°48'51"W A DISTANCE OF 53.30 FEET TO A SET MONUMENT;
THENCE S34°46'43"W A DISTANCE OF 36.17 FEET TO A SET MONUMENT;
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THENCE N57°48'05"W A DISTANCE OF 39.61 FEET TO A SET MONUMENT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 809.99FEET, HAVING AN ARC LENGTH OF 17.70 FEET, WITH A CHORD BEARING OF N54°33'31"W, WITH A CHORD LENGTH OF 17.70 FEET, AND A DELTA ANGLE OF 01°15'08" TO A SET MONUMENT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 809.99 FEET, HAVING AN ARC LENGTH OF 76.10 FEET, WITH A CHORD BEARING OF N51°14'28"W, WITH A CHORD LENGTH OF 76.07 FEET, AND A DELTA ANGLE OF 05°22'59" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 312.08

FEET, HAVING AN ARC LENGTH OF 48.45 FEET, WITH A CHORD BEARING OF N46°07'22"W, WITH A CHORD LENGTH OF 48.40 FEET, AND A DELTA ANGLE OF 08°53'41" TO A SET MONUMENT;
THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 273.54 FEET, HAVING AN ARC LENGTH OF 11.79 FEET, WITH A CHORD BEARING OF N40°37'35"W, WITH A CHORD LENGTH OF 11.79 FEET, AND A DELTA ANGLE OF 02°28'10" TO A SET MONUMENT;
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THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 341.10 FEET, HAVING AN ARC LENGTH OF 39.33 FEET, WITH A CHORD BEARING OF N18°20'27"W, WITH A CHORD LENGTH OF 39.31 FEET, AND A DELTA ANGLE OF 06°36'26" TO A SET MONUMENT;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 297.01 FEET, HAVING AN ARC LENGTH OF 33.97 FEET, WITH A CHORD BEARING OF N13°01'16"W, WITH A CHORD LENGTH OF 33.95 FEET, AND A DELTA ANGLE OF 06°33'12" TO A SET MONUMENT;
THENCE N16°19'55"W A DISTANCE OF 35.50 FEET TO A SET MONUMENT;

THENCE N62°29'58"W A DISTANCE OF 156.32 FEET TO A SET MONUMENT;

THENCE N38°15'19"E A DISTANCE OF 404.63 FEET TO A FOUND 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085";

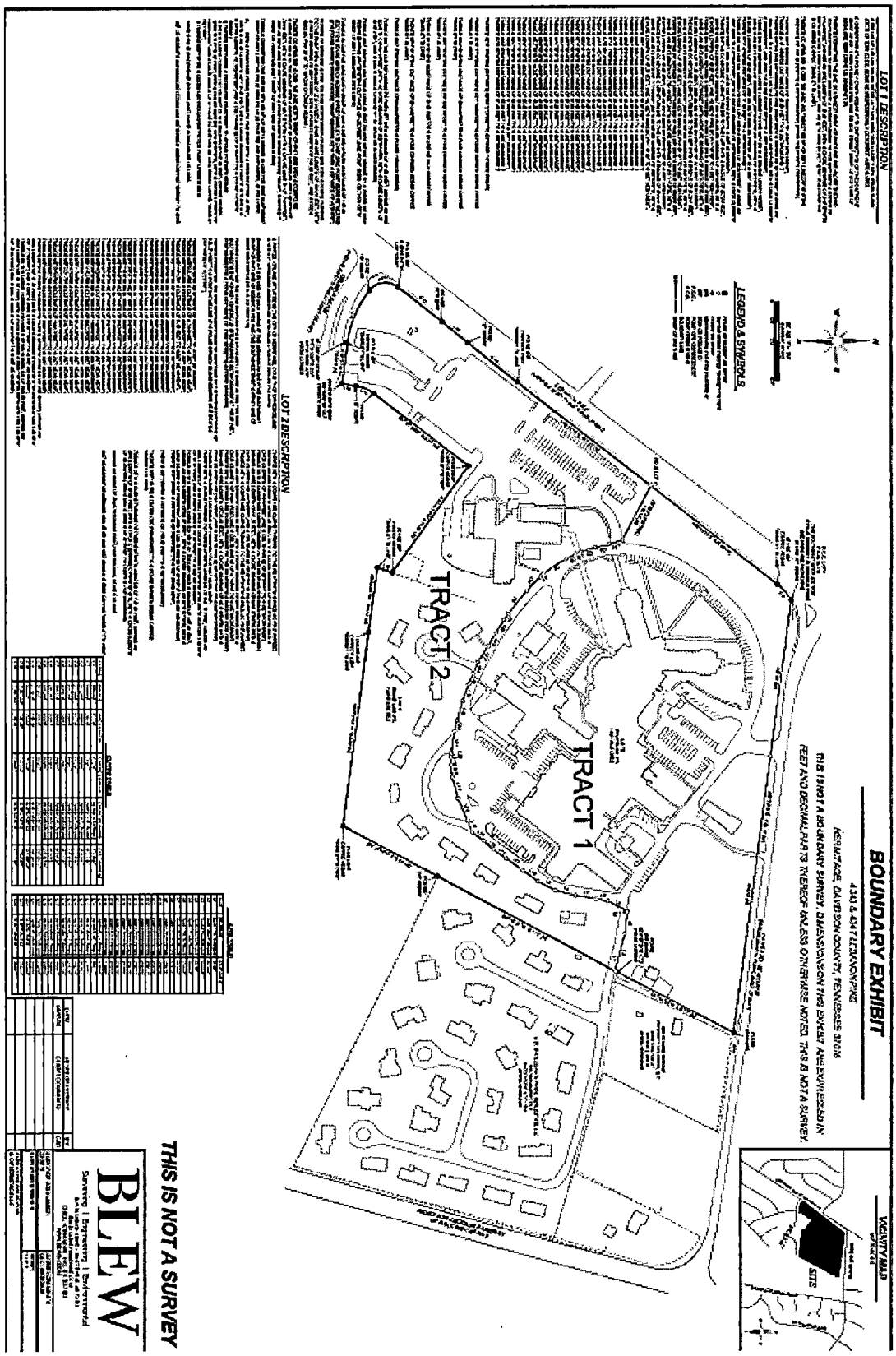
THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 142.00 FEET, HAVING AN ARC LENGTH OF 53.80 FEET, WITH A CHORD BEARING OF N49°06'49"E, WITH A CHORD LENGTH OF 53.48 FEET, AND A DELTA ANGLE OF 21°42'30" TO THE POINT OF BEGINNING.

HAVING AN AREA OF 732,475 SQUARE FEET, 16.815 ACRES, MORE OR LESS.

SET MONUMENTS REFERENCED HEREIN ARE SET 5/8 INCH REBAR CAPPED "SHIRLEY TN 2085".

The above-described property being **a portion of** the same property conveyed to **4347 Lebanon Pike SNF Real Estate LLC**, a Delaware limited liability company, from McKendree SNF Property Holdings LLC, a Delaware limited liability company, by Special Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20260106-0001188.

* An illustration of the above-described Tract 1 and Tract 2 is set forth on the following page.


BOUNDARY EXHIBIT
LOT 1 DESCRIPTION
LOT 2 DESCRIPTION
LEGEND & SYMBOLS
VICINITY MAP
SITE
TRACT 1
TRACT 2
THIS IS NOT A SURVEY
BLEW