Karen Johnson Davidson County
Batch# 1472660 DEEDWARRSP
09/15/2026 12:00:30 PM 6 pgs
Fees: $33.00 Taxes: $96,200.00
20260915-0085632

THIS DOCUMENT PREPARED BY:

Tatusko Kennedy, PC
3016 Williams Drive, Suite 200
Fairfax, Virginia 22031

AFTER RECORDATION RETURN TO:

Tatusko Kennedy, PC
3016 Williams Drive, Suite 200
Fairfax, Virginia 22031

SPECIAL WARRANTY DEED

NAME/ADDRESS OF NEW OWNER(S):	**SEND TAX BILL TO:**
BFE Brookridge LLC c/o Blackfin Real Estate Investors, LLC, 3101 Wilson Boulevard, Suite 200, Arlington, Virginia 22201	**BFE Brookridge LLC** c/o Blackfin Real Estate Investors, LLC, 3101 Wilson Boulevard, Suite 200, Arlington, Virginia 22201
TAX MAP PARCEL NUMBER: 147-00-0-035-00	

THE GRANTOR, **UNITED DOMINION REALTY, L.P.**, a Delaware limited partnership ("**Grantor**"), with an address of 1745 Shea Center Drive, Suite 200, Highlands Ranch, CO 80129, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration in hand paid, bargains, sells and conveys to **BFE BROOKRIDGE LLC**, a Delaware limited liability company, with an address of c/o Blackfin Real Estate Investors, LLC, 3101 Wilson Boulevard, Suite 200, Arlington, Virginia 22201 ("**Grantee**") the tract of land described on Exhibit A attached hereto, together with all of Grantor's right, title, and interest in and to all related rights and appurtenances, including all right, title and interest of Grantor in and to all buildings, structures, and other improvements located on such land (collectively, the "**Property**").

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

TO HAVE AND TO HOLD the Property, in fee simple, subject to the matters aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

[Signature on following page.]

DATED: September 14, 2026.

GRANTOR:

UNITED DOMINION REALTY, L.P.,
a Delaware limited partnership

By: UDR, INC.,
a Maryland corporation, its General Partner

By: _____
Name: Keith Benson
Title: SVP - Chief Legal Officer

STATE OF COLORADO

COUNTY OF DOUGLAS

I, Lyndsey Trujillo, a Notary Public for the County and State aforesaid, certify that Keith Benson, the SVP – Chief Legal Officer of UDR, Inc., a Maryland corporation, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of and as the act of said company. He is personally known to me.

Witness my hand and official stamp or seal, this 10 day of September, 2026.

_____
Notary Public

My Commission Expires:

July 18, 2029

[STAMP/SEAL]

LYNDSEY TRUJILLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254026863
MY COMMISSION EXPIRES JULY, 18 2029

[Signature Page to Special Warranty Deed – Brookridge]

STATE OF Virginia
COUNTY OF Arlington

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,000,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT:

BFE Brookridge LLC

Douglas H. Root, Authorized Signatory

Subscribed and sworn to before me this 9 day of September, 2026.

My commission expires: 12/31/29

Notary Public

JENNIFER A. BERNARDO
NOTARY PUBLIC
REGISTRATION # 7524061
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2029

EXHIBIT A
to
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Being a certain tract of land located along the North side of Wallace Road and the South side of Harding Place in the City of Nashville, Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an ½" iron pin, said pin being the Southwest corner of the herein described tract, in the North right of way of Wallace Road and a corner to ATAP Property Management, LLC as evidenced in Doc. 201503200024037, R.O.D.C.T.;

Thence with the line of ATAP Property Management, North 19 degrees 17 minutes 48 seconds West, 40.89 feet to an iron pin (new);

Thence with the line of ATAP Property Management and then Seminole Boosters, Inc., as evidenced in Doc. 202312280099850, R.O.D.C.T, and then Southern Hills Condominium as evidenced in Doc. 6594-502, R.O.D.C.T., North 83 degrees 46 minutes 14 seconds West, 622.15 feet to an iron pin (new) ;

Thence with the line of Southern Hills Condominium and then Kennon Family Trust as evidenced in Doc. 201706190061570, R.O.D.C.T., North 85 degrees 00 minutes 52 seconds West, 483.43 feet to an iron pin (new);

Thence with the line of Kennon Family Trust North 85 degrees 00 minutes 52 seconds West, 59.72 feet to an iron pin (new);

Thence with the line of Kennon Family Trust South 49 degrees 57 minutes 38 seconds West, 318.16 feet to an iron pin (new), said pin being in the East right of way of Nolensville Road;

Thence with said right of way North 14 degrees 09 minutes 57 seconds West, 44.11 feet to an iron pin (new), said pin being a corner to Amelia Workman & Kevin Warren as evidenced in Doc. 201408150074044, R.O.D.C.T.;

Thence with the line of Amelia Workman & Kevin Warren North 49 degrees 46 minutes 38 seconds East, 175.79 feet to an iron pin (new);

Thence with the line of Amelia Workman & Kevin Warren South 75 degrees 55 minutes 41 seconds West, 150.50 feet to an iron pin (new), said pin being in the East right of way of Nolensville Road and being the beginning of a curve to the right, said curve having a central angle of 40 degrees 06 minutes 34 seconds, a radius of 150.00 feet, an arc length of 105.01 feet and a chord of North 23 degrees 59 minutes 39 seconds East, 102.88 feet;

Thence with said right of way, along the arc of the above described curve, 105.01 feet to an iron pin (new), said pin being in the South right of way of Harding Place;

Thence with said right of way of Harding Place North 67 degrees 36 minutes 38 seconds East, 175.18 feet to an iron pin (new);

Thence with said right of way North 71 degrees 13 minutes 30 seconds West, 201.92 feet to an iron pin (new);

Thence with said right of way North 71 degrees 35 minutes 22 seconds East, 229.09 feet to an iron pin (new);

Thence with said right of way North 64 degrees 45 minutes 37 seconds East, 93.38 feet to an iron pin (new), said pin being the beginning of a curve to the right, said curve having a central angle of 17 degrees 21 minutes 56 seconds, a radius of 1,392.69 feet, an arc length of 422.10 feet and a chord of North 84 degrees 02 minutes 01 seconds East, 420.49 feet;

Thence with said right of way, along the arc of the above described curve, 422.10 feet to an iron pin (new);

Thence with said right of way South 87 degrees 17 minutes 00 seconds East, 484.69 feet to an iron pin (new), said pin being in the West right of way of Recovery Road;

Thence with said right of way, South 03 degrees 19 minutes 38 seconds West, 131.90 feet to an iron pin (new);

Thence with said right of way, South 04 degrees 07 minutes 20 seconds West, 111.73 feet to an iron pin (new);

Thence with said right of way, South 05 degrees 51 minutes 35 seconds West, 152.13 feet to a 1/2" iron pin, said pin being in the North right of way of Wallace Road and being the beginning of a curve to the left, said curve having a central angle of 10 degrees 16 minutes 55 seconds, a radius of 740.86 feet, an arc length of 132.95 feet and a chord of South 75 degrees 50 minutes 31 seconds West, 132.77 feet;

Thence with said right of way, along the arc of the above described curve 132.95 feet to the point of beginning.

Being part of the same property conveyed to United Dominion Realty, L.P., a Virginia limited partnership, by Deed from Berkman Brookridge Tenn, L.L.C., a Georgia limited liability company, of record in Book 9994, Page 818, in the Register's office of Davidson County, Tennessee. The said United Dominion Realty, L.P., a Virginia limited partnership having since merged into and become known as United Dominion Realty, L.P., a Delaware limited partnership, as evidenced by Certificate of Merger in Instrument No. 200610060124328, said Register's Office.

Address: 100 Brookridge Trail, Nashville, Tennessee 37211

Certification of Electronic Document

I, Sherri Davis a/k/a Sherri Doulin, 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 September 14, 2026.

Affiant Signature

9-15-26

Date

STATE OF NEW YORK)

:SS.:

COUNTY OF NEW YORK

On the 15th day of Sept, in the year 2026 Personally appeared before me, Sherri Davis a/k/a Sherri Doulin a notary public for this county and state, Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

CAROL QUARTARARO
Notary Public, State of New York
No. 01QU6383628
Qualified in Kings County
Commission Expires November 19, 20 30

My Commission Expires: 11-19-30

Notary' Seal (if on paper)