This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 649007 DEEDWARRSP
06/03/2021 11:21:30 AM 7 pgs
Fees: $38.00 Taxes: $9,416.50
20210603-0074548

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
TP Bellevue, LLC 3300 S. Dixie Hwy, Suite 1-118 West Palm Beach, FL 33405	Same as New Owner	Map 142 Parcel 000 169 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MERRICK AND CENTRAL ROAD LLC**, a New York limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TP BELLEVUE, LLC**, a Florida limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This is improved property commonly known as 7642 Highway 70 South, Nashville, Tennessee 37221.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of May, 2021, but is effective as of the 28 day of ~~June~~ May, 2021.

GRANTOR:

MERRICK AND CENTRAL ROAD LLC,
a New York limited liability company

By: _____
Name: MARK FISCHLER
Its: manager

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MARK FISCHLER, the MANAGER of MERRICK AND CENTRAL ROAD, LLC the within-named Grantor, with ~~whom~~ I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who ~~acknowledged that he or she as~~ MANAGER executed the foregoing instrument for the purposes therein expressed and contained, by signing the name MARK FISCHLER as such _____.

Witness my hand and official seal this 28 day of MAY, 2021.

My Commission Expires:
2/14/2024

_____
Notary Public

LEONID NERDINSKY
Notary Public-State of Florida
Commission # GG 954728
My Commission Expires
February 14, 2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,545,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 01 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of American Subdivision, Section Two, of record in Plat Book 6050, page 203, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 being more particularly described as beginning at a point in the Northerly margin of U.S. Highway 70 South, said point being Westerly 2090 feet, more or less, from the centerline of Sawyer Brown Road; thence with the said Northerly margin of U.S. Highway 70 South, North 74 degrees 30 minutes West, 127.14 feet to a point; thence, with an offset of U.S. Highway 70 South North 15 degrees 30 minutes East, 45.00 feet to a point; thence, with leaving said margin North 15 degrees 30 minutes East, 155 feet to a point; thence South 74 degrees 30 minutes East, 127.14 feet to a point in the Westerly line of the property conveyed to Bellevue Associates by deed of record in Book 5223, Page 743, Register's Office of Davidson County, Tennessee; thence with said Westerly line of Bellevue Associates, South 15 degrees 30 minutes West, 200.00 feet to the point of beginning.

Being the same property conveyed to Merrick and Central Road, LLC, a New York limited liability company by Special Warranty Deed from TN RE Acquisition, Co., LLC, a Tennessee limited liability company, of record in Instrument No. 20200326-0033046, Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 26, 2020.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4060, Page 186 and Plat Book 6050, Page 203, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 6630, Page 313, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement for Dedication of Public Utilities of record in Book 7197, Page 617, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of the Lease Agreement memorialized by the Memorandum of Lease by and between B.F. Nashville, Inc. a Tennessee corporation, Landlord, and Wendy's of Bowling Green, Inc., a Kentucky corporation, of record in Instrument Number 20190620-0059369, as assigned to TN RE Acquisition Co., LLC, a Tennessee limited liability company by Memorandum of Assignment and Assumption of Lease, of record in Instrument No. 20200122-0007714, and further assigned to Merrick and Central Road, LLC, a New York limited liability company by Memorandum of Assignment and Assumption of Lease Instrument No. 20200515-0050926, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

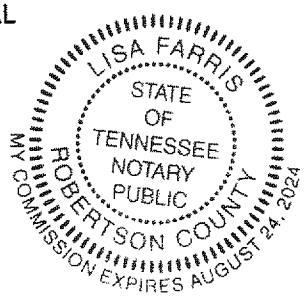
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731