Karen Johnson Davidson County
Batch# 800837 DEEDWARRSP
02/07/2022 08:33:30 AM 6 pgs
Fees: $33.00 Taxes: $9,805.00
20220207-0013579

THIS INSTRUMENT PREPARED BY: **C. Tucker Herndon** **Burr & Forman LLP** **222 Second Avenue South, Suite 2000** **Nashville, TN 37201**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2022. Notary Public My Commission Expires: May 7, 2024

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Papa Romeo Holdings, LLC 3524 Central Pike, Suite 310 Hermitage, Tennessee 37076	New Owner	044-14-145.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **OATES CREEK, LLC**, a Texas limited liability company, as to a seventy percent (70%) tenants in common interest, and **PRIMO MAGGIO, LLC**, a Florida limited liability company, as to a thirty percent (30%) tenants in common interest (hereinafter collectively, the "Grantors"), have bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **PAPA ROMEO HOLDINGS, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 1241 Robinson Road, Old Hickory, Tennessee 37138. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant and bind themselves, their successors and assigns, that Grantors are lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to

expressly made subject, including referenced 2022 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 8TH day of January, 2022.

GRANTOR:

OATES CREEK, LLC,
a Texas limited liability company

By: Carl Tutera
Carl Tutera, Sole Member

STATE OF FLORIDA
COUNTY OF Volusia

Before me, the undersigned, of the state and county aforesaid, personally appeared Carl Tutera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Oates Creek, LLC, a Texas limited liability company, the within named bargainor, and that he as Sole Member of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 8th day of January, 2022.

Debra L. Mock
NOTARY PUBLIC Debra L. Mock

My Commission Expires: 08/24/2025

(Signatures Continue on Following Page)

☒ Physical Presence
-OR-
☐ Online Notarization

☐ Personally known
☒ Produced identification
Type of Identification Produced: Florida DL

DEBRA L. MOCK
Commission # HH 122354
Expires August 24, 2025
Bonded Thru Budget Notary Services

GRANTOR:

PRIMO MAGGIO, LLC,
a Florida limited liability company

By: Carrie Tutera Martin
Carrie Tutera Martin, Managing Member

STATE OF FLORIDA
COUNTY OF Volusia

Before me, the undersigned, of the state and county aforesaid, personally appeared Carrie Tutera Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Managing Member of Primo Maggio, LLC, a Florida limited liability company, the within named bargainor, and that she as Managing Member of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Managing Member.

WITNESS my hand, at office, this 8th day of January, 2022.

Debra L. Mock
NOTARY PUBLIC Debra L. Mock

My Commission Expires: 08/24/2025

☒ Physical Presence
-OR-
☐ Online Notarization

☐ Personally known
☒ Produced identification
Type of Identification Produced: Florida D.L.

NOTARY PUBLIC STATE OF FLORIDA

DEBRA L. MOCK
Commission # HH 122354
Expires August 24, 2025
Bonded Thru Budget Notary Services

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hopkins/Robinson Property of record in Instrument No. 20020710-0083070, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TOGETHER WITH cross easements for vehicular and pedestrian ingress and egress as set forth in Declaration of Reciprocal Easements and Restrictive Covenants or record as Instrument No. 20020715-0084518, said Register's Office.

BEING the same property conveyed to Oates Creek, LLC, a Texas limited liability company, and Primo Maggio, LLC, a Florida limited liability company by Special Warranty Deed of record in Instrument No. 20140702-0058237 Register's Office for Davidson County, Tennessee. Further reference is hereby made to that certain Quitclaim Deed, of record in Instrument No. 20220127-0009781, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20020710-0083070, Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument Number 20020603-0066522, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Reciprocal Easements and Restrictive Covenants of record in Instrument Number 20020715-0084518, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kristie Putman, 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 8, 2022 (date of document).

Kristie Putman
Affiant Signature

January 27, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2022.

Karen Hillebrand
Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY