This instrument prepared by
Byron B. Howell, Esq.
10332 Green Links Dr.
Tampa, FL 33626

Karen Johnson Davidson County
Batch# 817283 DEEDWARRSP
03/08/2022 11:46:32 AM 7 pgs
Fees: $38.00 Taxes: $56,610.00
20220308-0026377

After recording return to:
BROCK SHIPE KLENK PLC
Attn: Steffanie M. Speck
265 Brookview Centre Way, Suite 604
Knoxville, Tennessee 37919

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Dominion Orchard, LLC 3834 Sutherland Drive, Knoxville, TN 37919	Dominion Orchard, LLC 3834 Sutherland Drive, Knoxville, TN 37919	043 06 0 222.00 043 06 0 227.00

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, Orchard Park Partners LLC, a Tennessee limited liability company, as to an undivided 26.68% interest as a tenant in common, JSB OP 21 LLC, a Delaware limited liability company, as to an undivided 49.23% interest as a tenant in common, Orchard EF LLC, a New Jersey limited liability company, as to an undivided 1.56% interest as a tenant in common, Schorr Roll 8 LLC, a New Jersey limited liability company, as to an undivided 19.61% interest as a tenant in common, and Orchard Park FS LLC, a New Jersey limited liability company as to an undivided 2.92% interest as a tenant in common (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto DOMINION ORCHARD, LLC, a Tennessee 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.

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 21st day of December, 2021, but is effective as of the 21st day of December, 2021.

GRANTOR:

Orchard Park Partners LLC,
a Tennessee limited liability company

By: _____
Print Name: Shraga F. Schorr
Title: Authorized Person

JSB OP 21 LLC,
a Delaware limited liability company

By: _____
Print Name: Shraga F. Schorr
Title: Authorized Person

Orchard EF LLC,
Schorr Roll 8 LLC, and
Orchard Park FS LLC, each
a New Jersey limited liability company

By: _____
Print Name: Shraga F. Schorr
Title: Authorized Person

STATE OF NEW JERSEY

COUNTY OF OCEAN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shraga F. Schorr, the Authorized person of Orchard Park Partners LLC, a Tennessee limited liability company, JSB OP 21 LLC, a Delaware limited liability company, Orchard EF LLC, a New Jersey limited liability company, Schorr Roll 8 LLC, a New Jersey limited liability company, and Orchard Park FS LLC, a New Jersey limited liability company, 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 Authorized person executed the foregoing instrument for the purposes therein expressed and contained, by signing the name his or her name, as such Authorized person.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires: 7/19/2026

_____
Notary Public

Gabriela J. Wilson
Notary Public
State of New Jersey
My Commission Expires 7/19/2026

STATE OF NEW JERSEY

COUNTY OF OCEAN

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 15,300,000.00, 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 14 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 7/19/2026

Gabriela J. Wilson
Notary Public
State of New Jersey
My Commission Expires 7/19/2026

Exhibit "A"

TWO TRACTS OF LAND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS LOTS 293 AND 285 ON PLAT OF MADISON PARK, SECTION 4, OF RECORD IN BOOK 3842, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOTH LOTS BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT I

Beginning at an iron rod situated in the North right of way of North Dupont Avenue, said point also being the southwest corner of described lot, being lot 293 on the Madison Park Subdivision, Section 4 as of record in Plat Book 3842, page 269;

Thence, leaving said right of way, North 14° 31' 08" East, a distance of 573.19 feet to an iron rod;

Thence, North 16° 14' 08" East, a distance of 301.20 feet to an iron rod in the South right of way of Roosevelt Avenue;

Thence with said right of way, South 80° 06' 52" East, a distance of 8.20 feet to an iron rod;

Thence with a curve to the left, with a delta angle of 07° 12' 05", a radius of 376.29 feet, an arc length of 47.30 feet and having a chord bearing of South 83° 44' 52" East, 47.26 feet to an iron rod;

Thence with a curve to the right, with a delta angle of 82° 55' 38", a radius of 25.00 feet, an arc length of 36.18 feet and having a chord bearing of South 45° 55' 09" East, 33.11 feet to an iron rod in the westerly right of way of Sealey Drive;

Thence with said right of way, with a curve to the right, with a delta angle of 19° 00' 59", a radius of 769.66 feet, an arc length of 255.45 feet and having a chord bearing of South 05° 03' 05" West, 254.28 feet to an iron rod;

Thence, South 14° 33' 35" West, a distance of 585.40 feet to an iron rod;

Thence with a curve to the right with a delta angle of 87° 44' 00", a radius of 25.00 feet, an arc length of 38.28 feet and having a chord bearing of South 58° 25' 35" West, 34.65 feet to an iron rod in the North right of way of North Dupont Avenue;

Thence with said right of way, North 77° 39' 56" West, a distance of 110.23 feet to the point of beginning and containing 112,181 square feet or 2.58 acres of land.

TRACT II

Beginning at an iron rod situated in the Easterly right of way of Sealey Drive, said point also being the Southwest corner of described lot, being lot 285 on the Madison Park Subdivision, Section 4 of record in Plat Book 3842, page 269;

Thence, with said right of way, North 14° 33' 35" East, a distance of 318.50 feet to an iron rod;

Thence with a curve to the left, with a delta angle of 19° 01' 01", a radius of 819.66 feet, an arc length of 272.05 feet and having a chord bearing of North 05° 03' 04" East, 270.80 feet to an iron rod;

Thence, with a curve to the right, with a delta angle of 82° 54' 00", a radius of 25.00 feet, an arc length of 36.17 feet and having a chord bearing of North 36° 59' 34" East, 33.10 feet to an iron rod in the South right of way of Roosevelt Avenue;

Thence, with said right of way, with a curve to the left, with a delta angle of 10° 23' 37", a radius of 376.29 feet, an arc length of 68.26 feet and having a chord bearing of South 73° 06' 36" East, 68.17 feet to an iron rod;

Thence, leaving said right of way, South 22° 00' 25" East, a distance of 92.33 feet to an iron rod;

Thence, South 00° 41' 25" East, a distance of 340.90 feet to an iron rod; Thence, South 07° 56' 48" West, a distance of 258.57 feet to an iron rod; Thence, North 73° 06' 40" West, a distance of 200.67 feet to the point of beginning and containing 97,524 square feet or 2.24 acres of land.

Being the same property conveyed to ORCHARD PARK PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SEALEY BPI PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated October 29, 2015, of record in Instrument No. 20151103-0111794, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Zoning and other regulatory laws and ordinances affecting the Property.

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

3. The rights of tenants to occupy and use portions of the Property pursuant to existing and outstanding leases (including any laundry lease or agreement in effect with respect to the Property).

4. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable and any additional taxes, interest and/or penalties which may be assed for prior tax years by virtue of adjustments, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the property is located.

5. Grant of Easement between Comcast of Nashville I, LLC and Sealey BPI Partners, LLC dated December 1, 2010 and recorded on June 20, 2011 in Instrument No. 20110620-0047280.

6. All matters as set forth on plat recorded in Plat Book 3842 Page 269.

7. Grant of Easement of record as Instrument No. 20171127-0120859, said Register's Office.

8. All matters shown on that certain ALTA/ACSM Land Title Survey by Delle Land Surveying, Job # 06776, Date 11/24/21.