QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 930112 DEEDQC
10/17/2022 08:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221017-0113064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$0.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2022.

Notary Public

TERESA YORK
Notary ID #11410261
My Commission Expires
November 9, 2022

My Commission Expires: Nov. 9, 2022

THIS INSTRUMENT PREPARED BY
Gregory D. Packer, Esq.
DFA Dairy Brands Fluid, LLC
8401 N. Central Expressway, Suite 400
Dallas, TX 75225

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CCB Nashville Developments Limited Partnership 1201-838 West Hastings Street Vancouver, BC V6C0A6	093-090-038.00 093-090-039.00 093-090-042.00 093-090-033.00	SAME AS OWNER

QUITCLAIM DEED

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed, and the purpose of this quitclaim deed is to transfer the property described herein using Grantee's new survey description.

DFA DAIRY BRANDS FLUID, LLC, a Delaware limited liability company, as successor in interest to Southern Foods Group, LLC ("**Grantor**"), in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto **CCB Nashville Developments Limited Partnership**, a Delaware limited partnership ("**Grantee**"), whose address is 838 West Hastings Street, Suite 1100 Vancouver, British Columbia V6C2A6 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real property situated in Nashville, Davidson County, State of Tennessee, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof including, but not limited to, any fixtures or equipment thereon or any appurtenances thereto.

This is improved property municipally known as 1401 Church Street, Nashville, Davidson County, Tennessee 37203, 112 15th Avenue North, Nashville, Davidson County, Tennessee 37203,

128 15th Avenue North, Nashville, Davidson County, Tennessee 37203, and 132 15th Avenue North, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 14th day of October, 2022.

[remainder of page left intentionally blank]

GRANTOR:

DFA DAIRY BRANDS FLUID, LLC,
a Delaware limited liability company

By: Alan J Bernon
Name: Alan J. Bernon
Title: President & CEO

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me, on the 6th day of October, 2022, by Alan J Bernon, President & CEO of DFA Dairy Brands Fluid, LLC, a Delaware limited liability company, on behalf of said company.

[S E A L]

Teresa York
Notary Public, State of Texas

TERESA YORK
Notary ID #11410261
My Commission Expires
November 9, 2022

My Commission Expires: Nov. 9, 2022
Printed Name of Notary Public:

When recorded, return to:

CCB Nashville Developments Limited Partnership
1201-838 West Hastings Street
Vancouver, BC V6C0A6

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL B:

PARCEL 1 TRACT 1:

1401 CHURCH ST (PARCEL 09309004200)

SITUATED within the 19th Council District of Davidson County, Tennessee and being all of Lots 159-166 of the Plan of Hynes Addition to Nashville as recorded in Minute Book B, Page 85 in the Chancery Court at Nashville, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the east right of way line of 15th Ave N and the south right of way line of Church Street, located South 73 Degrees 44 Minutes 55 Seconds East, a distance of 43.51 feet from the centerline intersection of 15th Ave N & Church St; thence with the south right of way line of Church St, North 59 Degrees 26 Minutes 30 Seconds East, a distance of 333.32 feet to an iron rod on the west right of way line of 14th Ave N; thence leaving the south right of way line of Church St and with the west right of way line 14th Ave N the following three (3) calls: 1) South 35 Degrees 02 Minutes 56 Seconds East, a distance of 437.57 feet to an iron rod; 2) along a curve to the right having a radius of 3783.72 feet', a chord bearing of South 34 Degrees 19 Minutes 56 Seconds East and a chord distance of 94.66 feet to an iron rod; 3) along a curve to the right having a radius of 15.00 feet, a chord bearing of South 08 Degrees 19 Minutes 56 Seconds West and a chord distance of 21.96 feet to an iron rod on the north right of way line of Grundy St; thence leaving the west right of way line of 14th Ave N and with the north right of way line of Grundy St, South 50 Degrees 16 Minutes 48 Seconds West, a distance of 125.97 feet to a point on the east right of way line of Alley #246; thence leaving the north right of way line of Grundy St and with the east right of way line of Alley #246, North 34 Degrees 57 Minutes 52 Seconds West, a distance of 432.66 feet to a point on the north right of way line of Alley #245; thence leaving the east right of way line of Alley #246 and with the north right of way line of Alley #245, South 59 Degrees 39 Minutes 06 Seconds West, a distance of 179.21 feet to a point on the east right of way line of 15th Ave N; thence leaving the north right of way line of Alley #245 and with the east right of way line of 15th Ave N, North 40 Degrees 51 Minutes 32 Seconds West, a distance of 136.50 feet to the POINT OF BEGINNING and containing 102,973 sf or 2.364 acres more or less.

PARCEL 1 TRACT 2:

132 15TH AVE N (PARCEL 09309003900)

SITUATED within the 19th Council District of Davidson County, Tennessee and being all of Lot 167 of the Plan of Hynes Addition to Nashville as recorded in Minute Book B, Page 85 in the Chancery Court at Nashville, Tennessee and being more particularly bounded and described as follows:

COMMENCING at an iron rod on the east right of way line of 15th Ave N and the south right of way line of Church Street, located South 73 Degrees 44 Minutes 55 Seconds East, a distance of 43.51 feet from the centerline intersection of 15th Ave N & Church St; thence with the east right of way line of 15th Ave N the following two (2) calls: 1) South 40 Degrees 51 Minutes 32 Seconds East, a distance of 136.50 feet to a point on the north right of way line of Alley #245; 2) South 40

Degrees 51 Minutes 32 Seconds East, a distance of 20.34 feet to a point on the south right of way line of Alley #245 and the POINT OF BEGINNING; thence leaving the east right of way line of 15th Ave N and with the south right of way line of Alley #245 the following two (2) calls: 1) North 59 Degrees 39 Minutes 06 Seconds East, a distance of 133.99 feet to a point; 2) along a curve to the right having a radius of 25.00 feet, a chord bearing of South 77 Degrees 29 Minutes 23 Seconds East and a chord distance of 37.26 feet to a point on the west right of way line of Alley #246; thence leaving the south right of way line of Alley #245 and with the west right of way line of Alley #246, South 34 Degrees 57 Minutes 52 Seconds East, a distance of 45.67 feet to a point; thence leaving the west right of way line of Alley #245, South 56 Degrees 56 Minutes 17 Seconds West, a distance of 148.73 feet to a point on the east right of way line of 15th Ave N; thence with the east right of way line of 15th Ave N, North 40 Degrees 51 Minutes 32 Seconds West, a distance of 76.84 feet to the POINT OF BEGINNING and containing 10,930 sf or 0.251 acres more or less.

PARCEL B PARCEL 2:

112 15TH AVE N (PARCEL 09309003300)

SITUATED within the 19th Council District of Davidson County, Tennessee and being part of Lot 170 of the Plan of Hynes Addition to Nashville as recorded in Minute Book B, Page 85 in the Chancery Court at Nashville, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the north right of way line of Grundy St and the east right of way line of 15th Ave N, located North 03 Degrees 55 Minutes 15 Seconds East, a distance of 35.49 feet from the centerline intersection of Grundy St & 15th Ave N; thence with the east right of way line of 15th Ave N, North 40 Degrees 51 Minutes 32 Seconds West, a distance of 77.90 feet to a point; thence leaving the east right of way line of 15th Ave N, North 50 Degrees 59 Minutes 02 Seconds East, a distance of 119.64 feet to a point on the west right of way line of Alley #246; thence with the west right of way line of Alley #246, South 34 Degrees 57 Minutes 52 Seconds East, a distance of 76.68 feet to a point on the north right of way line of Grundy St; thence leaving the west right of way line of Alley #246 and with the north right of way line of Grundy St, South 50 Degrees 16 Minutes 48 Seconds West, a distance of 111.73 feet to the POINT OF BEGINNING and containing 8,926 sf or 0.205 acres more or less.

PARCEL B PARCEL 3:

128 15TH AVE N (PARCEL 09309003800)

SITUATED within the 19th Council District of Davidson County, Tennessee and being part of Lots 167 & 168 of the Plan of Hynes Addition to Nashville as recorded in Minute Book B, Page 85 in the Chancery Court at Nashville, Tennessee and being more particularly bounded and described as follows:

COMMENCING at an iron rod on the east right of way line of 15th Ave N and the south right of way line of Church Street, located South 73 Degrees 44 Minutes 55 Seconds East, a distance of 43.51 feet from the centerline intersection of 15th Ave N & Church St; thence with the east right of way line of 15th Ave N the following three (3) calls: 1) South 40 Degrees 51 Minutes 32 Seconds East, a distance of 136.50 feet to a point on the north right of way line of Alley #245; 2) South 40 Degrees 51 Minutes 32 Seconds East, a distance of 20.34 feet to a point on the south right of way line of Alley #245; 3) South 40 Degrees 51 Minutes 32 Seconds East, a distance of 76.84 feet to

the POINT OF BEGINNING; thence leaving the east right of way line of 15th Ave N, North 56 Degrees 56 Minutes 17 Seconds East, a distance of 148.73 feet to a point on the west right of way line of Alley #246; thence with the west right of way line of Alley #246, South 34 Degrees 57 Minutes 52 Seconds East, a distance of 39.05 feet to a point; thence leaving the west right of way line of Alley #246, South 56 Degrees 36 Minutes 13 Seconds West, a distance of 144.57 feet to a point on the east right of way line of 15th Ave N; thence along the east right of way line of 15th Ave N, North 40 Degrees 51 Minutes 32 Seconds East, a distance of 40.24 feet to the POINT OF BEGINNING and containing 5,787 sf or 0.133 acres.

Being part of the same property conveyed to Dean Dairy Fluid, LLC, a Delaware limited liability company, now known as DFA Dairy Brand Fluid, LLC, by deed from Suiza Diary Group, LLC, a Delaware liability company, successor by merger to Country Delite Farms, Inc., of record in Instrument No. 20200514040096, in the Register's Office of Davidson County, Tennessee, and which includes that portion of Alley 245, closed, vacated and abandoned by Ordinance 63-500 of the City of Nashville.

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original 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 on 10/14/2022.

Matt Foster
Signature

Date: 10/14/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

