Karen Johnson Davidson County
Batch# 1020167 DEEDWARR
06/28/2023 02:45:30 PM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20230628-0049411

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CF BEEF, LLC 3841 Green Hill s Village Dr. Ste. 400 Nashville, TN 37215	174-00-0-275.00	Same
This instrument prepared by: Kailyn N. Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CENTURY FARMS, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **CF BEEF, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property, known as 4210 Century Farms Terrace, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

GRANTOR COVENANTS with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except for ad valorem real estate taxes for the year 2023 which is a lien not yet due and payable, and easements of record. Grantor further covenants and binds itself and its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of June, 2023.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Mark McDonald, Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Mark McDonald with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26 day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/9/2024

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $620,000.00.

Grantee

Sworn to and subscribed before me,
this 26 day of June, 2023.

NOTARY PUBLIC
My commission expires: 7/9/2024



EXHIBIT A

Being Lot No. 4E on the Plat of Resubdivision of Lots 2, 3, 4, and 5, Century Farms of record in Instrument No. 20210225-0023786, Register's Office for Davidson County, Tennessee, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, said Register's Office, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-014062 and as further amended by Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176, said Register's Office, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Century Farms, LLC, by deed of record in Instrument No. 20151005-0100908, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 06/26/2023.

Date

Affiant Signature

06/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2023.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)