Karen Johnson Davidson County
Batch# 1061656 DEEDWARRSP
10/18/2023 10:23:30 AM 6 pgs
Fees: $33.00 Taxes: $10,011.76
20231018-0081632

Return Recorded Document to

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Century Farms WB LLC 32 Rancho Circle Lake Forest, CA 92630	Map/Parcel: 174-00-0-278.00	Century Farms WB LLC 32 Rancho Circle Lake Forest, CA 92630
This instrument prepared by: Kailyn Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

SPECIAL 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 **Century Farms WB LLC**, a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING LOT NO. 4H-1 ON THE PLAT OF RESUBDIVISION OF LOTS 4H-1, 4H-2, 4J, AND 4L, CENTURY FARMS OF RECORD IN INSTRUMENT NO. 202305100034821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed from Lee A. Beaman, dated October 1, 2015, recorded October 5, 2015, in Instrument No. 201510050100908, in the Office of the Register of Deeds for Davidson County, Tennessee.

This is unimproved property known as 4226 Century Farms Terrace, Antioch, Davidson County, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 13 day of October, 2023.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, its Manager

By: _____
William A. Oldacre, Jr., Director

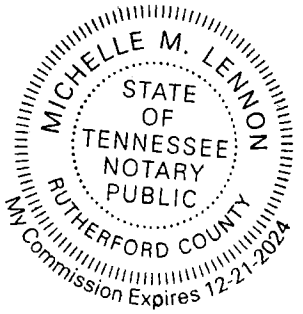
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Oldacre, Jr., 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, the Manager of Century Farms, LLC, a Delaware limited liability company, the within named bargainor, and that as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand and seal, this 10th day of October, 2023.

_____
Notary Public

My Commission expires:
12/21/2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $2,705,882.00.

Grantee:

Century Farms WB LLC,
a Delaware limited liability company

By: Everquinn Land LLC
Its: Sole Member

By: _____
Name: Daniel T. Maas
Its: Manager

Sworn to and subscribed before me,
this ___ day of October, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

×
×
×
×
×
×

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 11 day of October, 20 23,
Date *Month* *Year*
by (1) DANIEL T. MAAS
(and (2)),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JO-ANN LYONS
Notary Public - California
Orange County
Commission # 2354013
My Comm. Expires May 3, 2025

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed **Document Date:** October 11, 2023

Number of Pages: 1 **Signer(s) Other Than Named Above:** William A. Oldacre Jr.

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EXHIBIT A

1. Taxes for the fiscal year 2024 and subsequent years, a lien not yet due and payable.
2. Rights of Whataburger Restaurants LLC under unrecorded Ground Lease Agreement as evidenced by Memorandum of Lease by and between Century Farms, LLC, a Delaware limited liability company and Whataburger Restaurants LLC, a Texas limited liability company, dated June 8, 2023, recorded June 9, 2023, in Instrument #20230609-0043837, Register's Office for Davidson County, Tennessee.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
6. Lack of direct access to Interstate 24, a controlled access highway.
7. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T. C. A. Sections 67-5-1 008. An Application for Greenbelt Assessment - Agricultural, recorded in Book 9069, Pages 408 and 409, aforesaid records; and an Application of Greenbelt Assessment - Forest, recorded in Instrument Nos. 20150227-0017329, 20150227-0017330 and 20150227-0017331, all in the aforesaid records.
8. Access and Utility Easement of record as Instrument No. 20030711-0096696, aforesaid records.
9. Sign Easement recorded in Instrument No. 202106230085215, aforesaid records, as amended in Instrument No. 202111220154953, aforesaid records.
10. Consolidation and Subdivision of Century Farms Plat, recorded in Instrument No. 201910030101275, aforesaid records.
11. Restrictive Covenants Stormwater Facilities, recorded in Instrument No. 202111090149466, aforesaid records.
12. Restrictive Covenants, recorded in Instrument No. 201511250120004; Instrument No. 201810080099438; Instrument No. 201910310112204; Instrument No. 202010020114202; Instrument No. 202102030015525;Instrument No. 202106150080864; Instrument No. 202110220142138; Instrument No. 202111090149466; Instrument No. 202001090003283;Instrument No. 202106150080863; Instrument No. 202204260048040; Instrument No. 202204060039813; and Instrument No. 202204260048039, all in the aforesaid records.
13. Restrictions and the following matters shown on that certain plat recorded in Instrument No. 202305100034821, aforesaid records:
    a. Bioretention areas A and B; and
    b. 30' public drainage easements.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 October 13, 2023 (date of document).

Affiant Signature

October 18, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 22, 2027