THIS INSTRUMENT PREPARED BY:
Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

Karen Johnson Davidson County
Batch# 1105276 DEEDWARRSP
02/28/2024 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $13,505.00
20240228-0013632

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
c/o The Necessity Retail REIT, Inc. 38 Washington Square Newport, RI 02840 Attn: Legal	c/o The Necessity Retail REIT, Inc. 38 Washington Square Newport, RI 02840 Attn: Legal	Tax Map Parcel 171-00-0-148.00

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 which are hereby acknowledged, **AFN ABSPROP002, LLC**, a Delaware limited liability company, (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **ARC HR5STP1001, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee") certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 23 day of June, 2023.

AFN ABSPROP002, LLC,
a Delaware limited liability company

By: _____
Name: Michael Anderson
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael Anderson, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of **AFN ABSPROP002, LLC**, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this 23 day of June, 2023.

Chandra C. Blake
Notary Public

My commission expires: 6.15.2026

Chandra C. Blake
Notary Public, State of New York
Reg. No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2026

STATE OF NEW YORK

COUNTY OF NEW YORK

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $3,650,000.00.

Affiant

Subscribed and sworn to before me this 23 day of June, 2023.

Notary
My Commission expires: 6.15.2026

Chandra C. Blake
Notary Public, State of New York
Reg. No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2026

Exhibit A

Legal Description

Property Address:	5030 Thoroughbred Lane
City, State:	Brentwood, TN
County:	Davidson

Land in Davidson County, Tennessee, being Lot No. 5, on the plat of LOT NO. 5, MARYLAND FARMS EAST PARK, of record in Plat Book 5190, Page 684, as amended by Book 6065, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to AFN ABSPROP002, LLC, a Delaware limited liability company by Warranty Deed dated June 3, 2021 from ARC HR5STP1001, LLC of record in Instrument 20210610-0078342, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

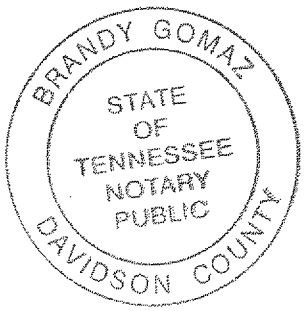
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 23, 2023 (date of document).

Affiant Signature

2/28/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of February, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25