Karen Johnson Davidson County
Batch# 1148907 DEEDWARRSP
06/20/2024 07:49:30 AM 5 pgs
Fees: $28.00 Taxes: $21,090.00
20240620-0046034

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34599-1F / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Attn: Mark Steven Meadows 8120 Sawyer Brown Road, Suite 109 Nashville, TN 37221	New Owner	Part of Map/Parcel 07114039800

SPECIAL WARRANTY DEED

For and in consideration of the sum of Five Million Seven Hundred Thousand Dollars ($5,700,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fresh Co. Foods, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Mark Steven Meadows** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of June, 2024.

Fresh Co. Foods, LLC, a Tennessee limited liability company

By: _____
Name: Joel Simpler
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Simpler, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themself to be the sole Member of Fresh Co. Foods, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company as its Member.

WITNESS my hand, at office, this 17th day of June, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,700,000.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of June, 2024

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park, of record in Plat Book 8250, Page 460, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Fresh Co. Foods, LLC, a Tennessee limited liability company by warranty deed dated August 24, 2021, from Paul A. Fey, of record in Instrument No. 20210825-0114940, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 07114039800. Current year taxes have been prorated between the parties at closing and have been assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 8250, Page 460, Register's Office for Davidson County, Tennessee, including without limitation that the property lies in a flood hazard zone, and that minimum building setback lines are to be determined according to Metropolitan Zoning and Planning Ordinances.

3. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4006, Page 612; Book 4008, Page 220; and in Book 4017, Page 404, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Land Title Survey of 1333 Vashti Street, Nashville, Davidson County, Tennessee by Daniels & Associates, Inc., TN R.L.S. #1489 dated June 14, 2024, Project No. 02-052.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 17, 2024 (date of document).

Affiant Signature

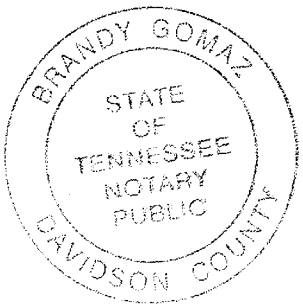
June 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of June, 20 24.



Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25