THIS INSTRUMENT PREPARED BY:
Brian Sheern
Cargill Meat Solutions Corporation
Law Dept. – 3rd Floor, 3B
825 E. Douglas Avenue
Wichita, KS 67202-1413

Karen Johnson Davidson County
Batch# 1164771 DEEDWARRSP
08/01/2024 08:23:30 AM 9 pgs
Fees: $48.00 Taxes: $112,524.77
20240801-0058254

RECORD and RETURN DOCUMENT TO:
Sherri Doulin (NCS File #3020-1214885)
First American Title Insurance Company
National Commercial Services, New York Division
666 Third Avenue, 5th Floor
New York, NY 10017

NEW OWNER ADDRESS:	SEND TAX BILLS TO NEW OWNER:	MAP-PARCEL NUMBER:
Smithfield Packaged Meats Corp. **200 Commerce Street** **Smithfield, VA 23430**	**Smithfield Packaged Meats Corp.** **c/o Smithfield Foods, Inc.** **200 Commerce Street** **Smithfield, VA 23430**	**11812000100** **11808017300**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into on this 30th day of July, 2024, by and between **Cargill Meat Solutions Corporation**, a Delaware corporation, with a principal address at 825 E. Douglas Avenue, Wichita, KS 67202-1413, party of the first part, and **Smithfield Packaged Meats Corp.**, a Delaware corporation, with an address c/o Smithfield Foods, Inc., at 200 Commerce Street, Smithfield, VA 23430, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the **City of Nashville, County of Davidson, State of Tennessee**:

SEE EXHIBIT "A" ATTACHED

Being a portion of the property conveyed to Cargill Meat Solutions Corporation, a Delaware Corporation, by Deed from Five Star Custom Foods, Ltd., a Texas limited partnership, of record in Instrument No. 202007150077310, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same and that the same is unencumbered except as to matters of record; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through and under party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[signature on the following page]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CARGILL MEAT SOLUTIONS CORPORATION,
a Delaware corporation

By: Thomas P Windish

Name: Thomas P. Windish

Title: President, Retail

****

STATE OF KANSAS

COUNTY OF SEDGWICK

Before me, Kristina Marie Clevenger, a Notary Public of said State and County aforesaid, personally, appeared **Thomas P. Windish**, the **President, Retail**, of **Cargill Meat Solutions Corporation, a Delaware corporation**, 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 officer of the corporation identified herein as the party of the first part, and that as such he executed the foregoing instrument for the purpose therein contained on behalf of said corporation.

WITNESS my hand and seal, this 25th day of July, 2024.

Kristine Marie Clevenger
Notary Public

My commission expires: 06/23/2027

Kristina Marie Clevenger
Notary Public State of Kansas
My Appt Expires 06/23/2027

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,412,100.00, which amount is equal to or greater than the amount of which the property transferred would command at a fair and voluntary sale.

By: _____

Name: Mark Ham

Title: Chief fiancial officer

of Smithfield Packaged Meats Corp., party of the second part,

Subscribed and sworn to before me this 25th **day of July, 2024.**

_____
Notary Public

My commission expires: Mar 31, 2028

LATORIA JAVORRE KENNEDY
Notary Public
Commonwealth of Virginia
Registration No. 8109348
My Commission Expires Mar 31, 2028

****

Property Address: 2601 and 2621 Eugenia Avenue, Nashville, TN

EXHIBIT "A"
Legal Description

The Land referred to herein below situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PROPERTY CONVEYED TO HOUSTON MCCORD REALTY COMPANY BY DEED OF RECORD IN BOOK 436, PAGE 545, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE POINT OF INTERSECTION OF THE WESTERLY MARGIN OF EUGENIA AVENUE AND THE SOUTHERLY MARGIN OF CRUZEN STREET; THENCE, WITH THE SAID WESTERLY MARGIN S 00° 37' 40" W, 5.00 FEET TO A POINT; THENCE, LEAVING SAID WESTERLY MARGIN N 89° 22' 20" W, 497.50 FEET TO A POINT; THENCE, IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT 48.89 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 05° 51' 22", A RADIUS OF 478.34 FEET AND A TANGENT OF 24.46 FEET; THENCE, S 00° 37' 40" W, 291.12 FEET TO A CONCRETE MONUMENT; THENCE, N 89° 22' 20" W, 542.89 FEET TO A POINT; THENCE, N 06° 06' E, 410.50 FEET TO A POINT; THENCE, N 08° 06' E, 659.23 FEET TO A POINT; THENCE, S 75° 03' E, 323.45 FEET TO A POINT; THENCE, S 77° 23' E, 242.00 FEET TO A POINT; THENCE, S 00° 07' 30" W, 12.00 FEET TO A POINT; THENCE, S 78° 53' E, 201.97 FEET TO A POINT IN THE WESTERLY MARGIN OF AN ALLEY; THENCE, WITH SAID WESTERLY MARGIN S 00° 07' 30" W, 488.39 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHERLY MARGIN OF CRUZEN STREET; THENCE, CROSSING WITH THE TERMINUS OF SAID CRUZEN STREET S 00° 37' 40" W, 50.00 FEET TO A POINT; THENCE, WITH THE SOUTHERLY MARGIN OF SAID CRUZEN STREET S 89° 22' 20" E, 165.00 FEET TO THE POINT OF BEGINNING, CONTAINING 686,769 SQUARE FEET OR 15.77 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PORTIONS OF SUCH PROPERTY CONVEYED OR TAKEN FOR RIGHTS OF WAY FOR PUBLIC STREETS OR ROADS.

TRACT 2:

LAND IN THE 1ST CIVIL DISTRICT, OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 AS SHOWN ON THE PLAN OF THOMPSON AND RING'S EDENWOLD PARK - RESUBDIVISION OF RECORD IN BOOK 7900, PAGE 986, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION, TOGETHER WITH ANY AND ALL RIGHT, TITLE AND INTEREST IN ONE-HALF OF THE ADJACENT ALLEY OWNED BY PARTY OF THE FIRST PART AS SET FORTH IN ORDINANCE NO. BL2001-763 REGARDING ALLEY CLOSURE.

TRACT 3:

THAT CERTAIN PARCEL OF LAND SITUATE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT AN IRON PIN SET ON THE WEST RIGHT-OF-WAY OF EUGENIA AVENUE, 50' WIDTH, CORNER TO LOT 1 OF PLAT BOOK 7900, PAGE 986 (GLENN & MARIANNE ROGERS OF INSTRUMENT NUMBER 20010124-0007218), SAID PIN BEING LOCATED APPROXIMATELY 485' NORTH FROM THE INTERSECTION OF EUGENIA AVENUE AND CRUZEN STREET; THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE LINE OF SAID LOT 1 FOR THE NEXT 2 CALLS: N 86°41'13" W, A DISTANCE OF 0.44' TO A POINT;

THENCE, WITH A CURVE TO THE LEFT, ARC LENGTH OF 146.18', RADIUS OF 453.34', BEARING S 84°02'52" W, A DISTANCE OF 145.55' TO AN IRON PIN SET ON THE EAST LINE OF UNIMPROVED ALLEY 1836, CLOSED BY ORDINANCE NO. BL2001-763;

THENCE, ALONG THE EAST LINE OF SAID ALLEY N 03°23'47" E, A DISTANCE OF 52.46' TO AN EXISTING IRON PIN, CORNER TO LOT 2 OF PLAT BOOK 7900, PAGE 986 (FIVE STAR CUSTOM FOODS, LTD. OF INSTRUMENT NUMBER 20180702-0063565);

THENCE, LEAVING THE EAST LINE OF SAID ALLEY AND ALONG THE LINE OF SAID LOT 2 WITH A CURVE TO THE RIGHT, ARC LENGTH OF 137.66', RADIUS OF 503.34', BEARING N 84°32'55" E, A DISTANCE OF 137.23' TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY OF EUGENIA AVENUE;

THENCE, ALONG SAID RIGHT-OF-WAY OF EUGENIA AVENUE ALONG A CURVE TO THE RIGHT, ARC LENGTH OF 50.64', RADIUS OF 691.20', BEARING S 06°13'04" E, A DISTANCE OF 50.63' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF KEVIN DAVID CROWE, TN RLS 1979.

AND

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF CLOSED ALLEY #1836 (CLOSED BY ORDINANCE NO. BL2001-763) OF WHICH THIS TRACT IS A PART, BEING THE SOUTHWEST CORNER OF FIVE STAR CUSTOM FOODS, LTD. (INSTRUMENT NO. 20180702-0063565) AND THE NORTHWEST CORNER OF CSX TRANSPORTATION PROPERTY (DEED BOOK 10768, PAGE 264); THENCE, ALONG THE EAST LINE OF SAID ALLEY AND THE WEST LINE OF SAID CSX TRANSPORTATION PROPERTY S 03°23'47" W, A DISTANCE OF 52.46' TO AN IRON PIN SET, SOUTHWEST CORNER TO SAID CSX TRANSPORTATION PROPERTY AND NORTHWEST CORNER TO GLENN & MARIANNE ROGERS (INSTRUMENT NO. 20010124-0007218);

THENCE, LEAVING THE EAST LINE OF SAID ALLEY AND ALONG A NEW SEVERANCE LINE IN ACCORDANCE WITH THE REVERSION OF SAID ALLEY BY ABOVE MENTIONED ORDINANCE NO. BL2001-763 FOR THE NEXT 3 CALLS: WITH A CURVE TO THE LEFT, ARC LENGTH OF 7.94', RADIUS OF 453.34', BEARING S 74°18'31" W, A DISTANCE OF 7.94' TO AN IRON PIN SET;

THENCE, N 03°23'47" E, A DISTANCE OF 52.74' TO AN IRON PIN SET;

THENCE, WITH A CURVE TO THE RIGHT, ARC LENGTH OF 7.85', RADIUS OF 503.34', BEARING N 76°16'02" E, A DISTANCE OF 7.85' TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF KEVIN DAVID CROWE, TN RLS #1979.

THE ABOVE-DESCRIBED PARCEL OF LAND FORMERLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 241, 242 AND 243 IN EDENWOLD PARK OF BELLE FOREST LAND COMPANY'S SUBDIVISION, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF CSX TRANSPORTATION'S RAILROAD TRACK NUMBER 619 WITH THE WEST LINE OF EUGENIA AVENUE; THENCE WITH THE WEST LINE OF EUGENIA AVENUE IN A SOUTHERLY DIRECTION A DISTANCE OF 25 FT., MORE OR LESS, TO A POINT 25 FT. SOUTH OF AND RADIALLY TO THE CENTERLINE OF RAILROAD TRACK NUMBER 619; THENCE IN A WESTERLY DIRECTION CONCENTRIC WITH AND DISTANT 25 FT., SOUTH OF THE CENTERLINE OF RAILROAD TRACK NUMBER 619 A DISTANCE OF 155 FT., MORE OR LESS, TO THE EAST LINE OF AN ALLEY;

THENCE WITH THE EAST LINE OF THE ALLEY IN A NORTHERLY DIRECTION A DISTANCE OF 50 FT., MORE OR LESS, TO A POINT 25 FT. NORTH OF AND RADIALLY TO THE CENTERLINE OF RAILROAD TRACK NUMBER 619;

THENCE IN AN EASTERLY DIRECTION CONCENTRIC WITH AND DISTANT 25 FT. NORTH OF THE CENTERLINE OF RAILROAD TRACK NUMBER 619 A DISTANCE OF 155 FT., MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.18 OF AN ACRE, MORE OR LESS, AS SHOWN HACHURED ON EXHIBIT A-2, ATTACHED TO THE BELOW-REFERENCED DEED.

BEING THE SAME PROPERTY CONVEYED TO CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION, BY DEED FORM L&N INVESTMENT CORPORTATION, A VIRGINIA CORPORATION, OF RECORD IN BOOK 10292, PAGE 25, AS CORRECTED IN BOOK 10768, PAGE 264, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDING ANY PROPERTY VESTED IN THE FOREGOING BY ALLEY/ROAD CLOSURE SET FORTH IN METROPOLITAN NASHVILLE DAVIDSON COUNTY ORDINANCE NO. BL2001-763.

TO THE EXTENT INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING:

1) DEED TO EDWARD H. BURRELL IN BOOK 9720, PAGE 117; AS SUBSEQUENTLY CONVEYED TO FIVE STAR CUSTOM FOODS, LTD. IN INSTRUMENT NO. 20180702-0063565; AND

2) DEED TO GLENN B. ROGERS IN INSTRUMENT NO. 20010124-0007218.

ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2: A PORTION OF THAT LAND DESCRIBED IN DEED BOOK 436, PAGE 546 FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CAPPED IRON PIN #1979 ON THE WEST RIGHT-OF-WAY OF EUGENIA AVENUE, 50' RIGHT-OF WAY, BEING THE SOUTHEAST CORNER TO STAFFORD PARTNERS NO. 1, L.P. (INSTRUMENT NUMBER 20121231-0120339) AND THE NORTHEAST CORNER TO STAR CUSTOM FOODS, LTD. (INSTRUMENT NO. 20180702-0063565);

THENCE, LEAVING THE BOUNDARIES OF SAID STAFFORD PARTNERS NO. 1, L.P. AND STAR CUSTOM FOODS, LTD. AND ACROSS THE RIGHT-OF-WAY OF EUGENIA AVENUE FOR THE NEXT 2 CALLS: S 75°36'43" E, A DISTANCE OF 31.37' TO A PK NAIL SET IN PAVEMENT;

THENCE, S 03°22'10" W, A DISTANCE OF 199.02' TO AN IRON PIN SET ON THE WEST LINE OF SAID EUGENIA AVENUE AND THE EAST LINE OF GLENN & MARIANNE ROGERS (INSTRUMENT NUMBER 20010124-0007218);

THENCE, ALONG THE WEST LINE OF SAID EUGENIA AVENUE AND THE EAST LINE OF SAID GLENN & MARIANNE ROGERS, THEN CSX TRANSPORTATION, INC. (BOOK 10768, PAGE 264), THEN FIVE STAR CUSTOM FOODS, LTD. (INSTRUMENT NO. 20180702-0063565), WITH A CURVE TO THE LEFT, ARC LENGTH OF 208.10', RADIUS OF 691.20', BEARING N 05°10'17" W, A DISTANCE OF 207.31' TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 2 OF TRACT 3 AS DESCRIBED ABOVE AS SAID PARCEL WAS DEDICATED AS PART OF EUGENIA AVENUE BY THAT CERTAIN PLAT RECORDED ON JULY 7, 1995, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE IN BOOK 7900, PAGE 986.

BEING A PORTION OF THE PROPERTY CONVEYED TO CARGILL MEAT SOLUTIONS CORPORATION, A DELAWARE CORPORATION, BY DEED FROM FIVE STAR CUSTOM FOODS, LTD., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202007150077310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Sherri Davis a/k/a Sherri Doulin, 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 7/30/24.

Affiant Signature

7-30-24
Date

State of New York

County of New York

On the 30th day of July, in the year 2024 Personally appeared before me, Marjorie Hoffman a notary public for this county and state, Sherri Davis a/k/a Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/10/25
Notary' Seal (if on paper)

MARJORIE H. HOFFMAN
Notary Public, State of New York
No. 01HO6067415
Qualified in Nassau County
Commission Expires Dec. 10, 2025