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THIS INSTRUMENT PREPARED BY:

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511 Union Street, Ste. 2700
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Karen Johnson Davidson County
Batch# 1186982 DEEDWARRSP
09/26/2024 01:24:30 PM 6 pgs
Fees: $33.00 Taxes: $207,200.00
20240926-0074764

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Tennessee Soft Drink Production Company 4100 Coca-Cola Plaza Charlotte, NC 28211 Attn: Legal Department	Tennessee Soft Drink Production Company 4100 Coca-Cola Plaza Charlotte, NC 28211 Attn: Tax Department	118-03-0-087.00

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, **RAGLAND CORPORATION**, a Tennessee corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **TENNESSEE SOFT DRINK PRODUCTION COMPANY**, a Tennessee corporation, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

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

This is improved property known as 407 Craighead Street, Nashville, TN 37204.

Said property is conveyed subject only to the following matters:

See attached Exhibit B.

Grantor covenants and binds itself and its heirs and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through, or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 26 day of September, 2024.

GRANTOR:

RAGLAND CORPORATION,
a Tennessee corporation

By: _____
Blair J. Wilson, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Blair J. Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Ragland Corporation, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 24 day of September, 2024.

_____
Notary Public

MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

My Commission Expires:

11/8/2024

STATE OF Tennessee)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $56,000,000.00.

Megan Ross
Affiant

Sworn to and subscribed before me this 25th day of September, 2024.

Lisa Farris
Notary Public

My Commission Expires:

07-18-2028

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Ragland Corporation Property, of record in Plat Book 5200, page 340, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAGLAND REALTY CORPORATION, by deed from WARREN PAINT & COLOR COMPANY, of record in Book 2152, page 115, dated July 7, 1953, said Register's Office. RAGLAND REALTY CORPORATION is now known as RAGLAND CORPORATION pursuant to Amendment of Charter of record as Instrument No. 20221108-0119784, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5200, page 340, said Register's Office.

3. Agreement for Dedication of Easement for Brown's Creek Channel Improvements Craighead Street S.W. to L&N Railroad of record in Book 4925, page 604, said Register's Office. (Only easement area Part 1 affects the Property; easement area Part 2 does not affect the Property.)

4. Drainage Easement as contained in Book 4458, page 199, said Register's Office.

5. Sanitary Sewer Easement as shown on Plat of record in Plat Book 5200, page 340, said Register's Office.

6. Memorandum of Lease by and between Ragland Corporation and Coca-Cola Bottling Co. Consolidated, A Delaware Corporation, of record in Book 11398, page 847, said Register's Office.

7. First Amendment to Lease and First Amendment to Memorandum of Lease of record as Instrument No. 20020911-0110827, said Register's Office.

8. Memorandum of Contract of record as Instrument No. 20240425-0029855, said Register's Office.

9. Easement for the flow of the water of Brown's Creek and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the water of Brown's Creek, free from diminution or pollution.

11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek.

12. Matters which would be shown by a current and accurate survey of the property.

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 September 26, 2024
Date

Lisa Farris
Affiant Signature

September 26, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of September, 2024.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202409260074764