THIS INSTRUMENT PREPARED BY:
Kailyn Weiss, Esq.
3841 Green Hills Village Dr. Ste. 400
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1197448 DEEDWARRSP
10/23/2024 02:43:30 PM 5 pgs
Fees: $28.00 Taxes: $13,295.08
20241023-0082469

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
In-N-Out Burgers 13502 Hamburger Lane Baldwin Park, California 91706-5885	In-N-Out Burgers 13502 Hamburger Lane Baldwin Park, California 91706-5885	174-00-0-282.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CENTURY FARMS, LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents hereby transfers and conveys to **IN-N-OUT BURGERS**, a California corporation (the "**Grantee**") and the Grantee's heirs, successors and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS:

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

BEING PART OF THE SAME PROPERTY CONVEYED TO CENTURY FARMS, LLC BY SPECIAL WARRANTY DEED FROM LEE A. BEAMAN OF RECORD IN INSTRUMENT NO. 201510050100908, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is unimproved property located at 4242 Century Farms Terrace, Antioch, Davidson County, Tennessee 37013

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever.

SUBJECT TO the covenants, restrictions, easements, reservations, conditions, limitations, and other matters set forth on **Exhibit A** attached hereto and made a part hereof (provided this Deed shall not operate to reimpose the same).

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
NCS-1162455-SA1

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said property to Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, except for those matters referenced on the attached Exhibit B, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 23 day of October 2024.

GRANTOR:

CENTURY FARMS, LLC, a Delaware limited liability company

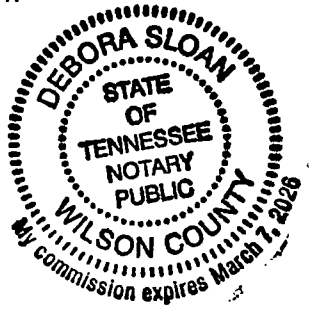
By: DEVELOPMENT PARTNERS, LLC, as Manager

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of October 2024.



_____
Notary Public

My Commission Expires: 3-7-2026

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,593,264.40

Affiant

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 Los Angeles)

On October 17, 2024, before me, Lori Brazzill, a Notary Public, personally appeared Mike Abbate, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

LORI BRAZZILL
Notary Public - California
Los Angeles County
Commission # 2347601
My Comm. Expires Feb 17, 2025

Exhibit A

1. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements, by Century Farms, of record in Instrument No. 201511250120004; as amended by First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument No. 202106150080863; as amended by Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument No. 202111220154956; as amended by Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument No. 202204260048039; as amended by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202001090003283; and Fourth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms of record in Instrument No. 202309080070699, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel, by Century Farms, LLC, of record in Instrument No. 201511250120006; as amended by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel of record in Instrument No. 202111220154955; as amended by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health System Office Parcel of record in Instrument No. 202204260048041, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Declaration, by Century Farms, LLC, of record in Instrument No. 201810080099438; as amendment to Restrictive Declaration of record in Instrument No. 202204260048040, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictive Covenants, by Century Farms, LLC, of record in Instrument No. 202010020114202; as amended by Scrivener's Affidavit of record in Instrument No. 202102030015525; as amended First Amendment to Declaration of Restrictive Covenants of record Instrument No. 202106150080864, in the Register's Office of Davidson County, Tennessee.

5. All matters shown on plat(s) of record in Instrument No. 202305100034821, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Vincent Tocco, 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 23, 2024 (date of document).

Affiant Signature

10/23/2024
Date

State of California

County of San Diego

Sworn to and subscribed before me this 23 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2423444

NOTARY'S SEAL

D. DENNIS
Notary Public - California
San Diego County
Commission # 2423444
My Comm. Expires Oct 25, 2026