Karen Johnson Davidson County
Batch# 1224845 DEEDWARRSP
01/09/2025 10:31:30 AM 7 pgs
Fees: $38.00 Taxes: $28,774.90
20250109-0001897

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (SET)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shaar Forero Properties, Inc. 4313 Belle Mina Lane Franklin, TN 37064	Shaar Forero Properties, Inc. 4313 Belle Mina Lane Franklin, TN 37064	086-00-0-009.00

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, **ZRP JACKSON'S COURTYARD LLC**, a South Carolina limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **SHAAR FORERO PROPERTIES, INC.**, a Tennessee corporation, 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, forever.

This is improved property known as 3441 Lebanon Pike, Hermitage, Tennessee 37076.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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

Dated as of this 9 day of January, 2025.

[Signature on Next Page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

GRANTOR:

ZRP JACKSON'S COURTYARD LLC,
a South Carolina limited liability company

By: _____
Name: Timothy J. Walter
Title: President and Chief Executive Officer

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Timothy J. Walter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Chief Executive Officer of ZRP Jackson's Courtyard LLC, a South Carolina limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 30 day of December, 2024

_____
Notary Public

My Commission Expires:

NIELLE M. LOTT
Notary Public-State of South Carolina
My Commission Expires
October 09, 2027

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,777,000.00.

Affiant

Sworn to and subscribed before me this 8 day of January, 2025.

Notary Public

My Commission Expires:

9/5/28

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, AS SHOWN ON THE PLAN OF JACKSON'S COURTYARD, OF RECORD IN PLAT BOOK 7900, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ZRP JACKSON'S COURTYARD LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20210105-0001446, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 842, Register's Office for Davidson County, Tennessee, with Surveyor's Certificate of Correction of record in Book 9633, Page 342 and in Instrument Number 20201116-0134991, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement for Highway Purposes to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4760, Page 270, in the Register's Office for Davidson County, Tennessee.

4. Easement to the First Suburban Water Utility District of record in Book 4902, Page 988, in the Register's Office for Davidson County, Tennessee.

5. Easement in Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5095, Page 239, in the Register's Office for Davidson County, Tennessee.

6. Anchor Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5974, Page 531 and Book 5974, Page 532, in the Register's Office for Davidson County, Tennessee.

7. Easement Agreement between Jackson's Courtyard, a Tennessee general partnership and Ryan's Family Steak House of record in Book 7780, Page 928, in the Register's Office for Davidson County, Tennessee.

8. Easement Agreement between James M. Seneff, Jr. and Robert A. Bourne and Jackson's Courtyard, a Tennessee general partnership of record in Book 7965, Page 359, in the Register's Office for Davidson County, Tennessee.

9. Terms and provisions of Lease by and between Jackson's Court Yard, a Tennessee general partnership, Landlord, and Litchfield Theatres, LTD., a South Carolina corporation, Tenant, as evidenced by the Memorandum of Lease of record in Book 8431, Page 153, in the Register's Office for Davidson County, Tennessee; Assignment and Assumption of Lease to Regal Cinemas Inc., a Tennessee corporation of record in Book 8431, Page 165, Register's Office for Davidson County, Tennessee, as further shown in Memorandum of Lease by and between Jackson's Court Yard, a Tennessee general partnership and Regal Cinemas Inc., a Tennessee corporation of record in Book 8431, Page 180, Register's Office for Davidson County, Tennessee.

10. Reciprocal Easement Agreement by and between Somerville S.C. Associates, L.P., a Massachusetts limited partnership and Jackson's Courtyard, L.P., a Tennessee limited

partnership of record in Book 9723, Page 733, in the Register's Office for Davidson County, Tennessee; as amended in Instrument Number 20061103-0137055 and Instrument Number 20201118-0135863, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10460, Page 418, in the Register's Office for Davidson County, Tennessee.

12. Terms and provisions of Lease by and between Subway Real Estate Corp Tenant, and Jackson Courtyard Partnership, Landlord, as evidenced by the Memorandum of Lease of record in Instrument Number 20050222-0019224, in the Register's Office for Davidson County, Tennessee.

13. Rights of tenants, as tenants only, under recorded, unexpired leases, with no options or rights to purchase as to parties in possession of the real property.

46325411.1

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 12/30/2024 (date of document).

Affiant Signature

01/09/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09 day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON