Karen Johnson Davidson County
Batch# 1228777 DEEDWARR
01/22/2025 11:17:30 AM 6 pgs
Fees: $33.00 Taxes: $6,240.51
20250122-0004862

NAME AND ADDRESS OF NEW OWNER:
Agree Limited Partnership
32301 Woodward Avenue
Royal Oak, MI 48073

SEND TAX NOTICES TO:
Agree Limited Partnership
32301 Woodward Avenue
Royal Oak, MI 48073

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Taft Stettinius & Hollister LLP
27777 Franklin Road, Suite 2500
Southfield, Michigan 48034

Map & Parcel No. 018-16-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HOLD 2023-3, LLC,** a Mississippi limited liability company (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **AGREE LIMITED PARTNERSHIP**, a Delaware limited partnership, their successors and assigns, forever, all of Grantor's right, title and interest in and to that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described in Exhibit A.

This conveyance is subject to the Permitted Exceptions set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as set forth above.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signature Page Follows]

WITNESS MY HAND on this 26th day of December, 2024.

GRANTOR:

HOLD 2023-3, LLC,
a Mississippi limited liability **company**

By: _____
Name: Justin Davis
Its: Member

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Justin Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the Member of the of HOLD 2023-3, LLC, a Mississippi limited liability company, and that they in such capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the company as the Member of the company.

WITNESS MY HAND and official seal at office in Oxford, Mississippi, on the 20th day of December, 2024.

Chase Ainsworth
Notary Public

My commission expires: 6-26-28

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 482260 CHASE AINSWORTH Commission Expires June 26, 2028 LAFAYETTE COUNTY

170224452v4

STATE OF MICHIGAN
COUNTY OF OAKLAND

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,686,625.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AGREE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: _____
Name: Danielle Spehar
Its: Authorized Representative

Sworn to and subscribed before me on this 19th day of December, 2024.

_____
Notary Public

My commission expires: 10/7/2028

SUSAN M. MOORE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 7, 2028
ACTING IN COUNTY OF Oakland

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1B and 1A on the Plan of Final Plat Harris and Webster Property 2nd Revision of record in Plat Instrument No. 20240301-0014288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hold 2023-3, LLC, a Mississippi limited liability company, by Warranty Deed from Elizabeth Ann Webster, Carolyn Jean Whittaker and Glen Barry Harris, each individually and as soler heirs at law of Avis Kathleen Harris, also known as Kathleen H. Harris of record in Instrument No. 20230313-0018139 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 13, 2023.

EXHIBIT B

Permitted Exceptions

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

2. Rights of The Sherwin-Williams Company, an Ohio corporation, as tenant only, under a prior unrecorded lease.

3. Subject to all matters shown on the Plan of record as Plat Map Instrument No. 20240301-0014288, Register's Office of Davidson County, Tennessee.

4. Agreements for Dedication of Easement for Sanitary Sewer of record in Book 4468, Page 394 and Book 4468, Page 422, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20230412-0026784, in the Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record in Instrument Number 20230515-0035865, in the Register's Office for Davidson County, Tennessee.

7. Reciprocal Easement Agreement of record in Instrument No. 202501220004861, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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 December 26, 2024 (date of document).

Teresa C Beardsley
Affiant Signature

January 9, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of January, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

