This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn Walt Burton, Esq.

Karen Johnson
Batch # 1232590
01/31/2025 10 54 06 AM
Fees $33 00 Taxes $7,078 26
Davidson County
DEEDWARRSP
6 pgs
20250131-0007478

SPECIAL WARRANTY DEED

Address New Owner(s) as follows·	Send Tax Bills To.	Tax Parcel Numbers:
Kaapı Coffee Co., LLC 416 Shackelford Ct. Nashville, TN 37215	Same as New Owner	01914000500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10 00), cash ın hand paid by the Grantee and other good and valuable consideratıon accepted as cash, the receipt and sufficıency of whıch are hereby acknowledged, **JAG RETAIL PROPERTY HOLDINGS, INC.**, a Massachusetts corporatıon; and **JEREMY LOUIS JUST,** trustee of **THE JUST TRUST DATED MARCH 10, 2008** (hereınafter referred to as "Grantor"), herem thıs day has bargained and sold, and does hereby transfer and convey, unto **KAAPI COFFEE CO., LLC**, a Tennessee limited liabılıty company, (hereinafter referred to as "Grantee", the terms "Grantor" and "Grantee" to include their respectıve heirs, legal representatıves, successors and assigns where the context requıres or permits), the following descrıbed real property, to wıt

> ALL THAT TRACT OR PARCEL of ımproved land lyıng and beıng in the Second, formerly the Tenth, Civil District of Davidson County, Tennessee, located within the corporate limits of the City of Goodlettsville, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rıghts, privileges and easements benefitıng, belonging or pertaınıng to the Land, and any right, tıtle and ınterest of Grantor ın and to any land lyıng ın the bed of any street, road or highway in front of or adjoınıng said Land, together with any strips or gores relating to the Land (the Land and the foregoing rıghts, easements and appurtenances being hereınafter collectively referred to as the "Property")

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seızed and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same ıs unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference. The sale of the Property is sold **AS IS, WHERE IS**, without representatıons or warranties of any kınd, including fitness for a particular use or purpose and as more particularly described on **Exhibit "B"**

Grantor further covenants and binds itself, its heırs and assıgns, to warrant and forever defend the tıtle to said Property to saıd Grantee, ıts heırs and assigns, against all persons claiming under Grantor.

[*Sıgnatures Commence on Followıng Page*]

Witness my hand this 22nd day of January, 2025.

JAG RETAIL PROPERTY HOLDINGS, INC.,
a Massachusetts corporation

By. _____
Name. Joshua Guthartz
Its President

STATE OF MA)
) SS.
COUNTY OF Essex)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Joshua Guthartz, the President of JAG RETAIL PROPERTY HOLDINGS, INC., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained

Witness my hand and official seal, at office located in Marblehead, MA this 22nd day of January, 2025.

My Commission Expires:

02/21/2031

Maureen King
Notary Public

Maureen King
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
2/21/2031

Witness my hand this 17 day of January, 2025

JEREMY LOUIS JUST, TRUSTEE OF THE JUST TRUST, DATED MARCH 10, 2008

STATE OF TENNESSEE)
) SS
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Jeremy Louis Just, the Trustee of The Just Trust, dated March 10, 2008, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

17 Witness my hand and official seal, at office located in Franklin this 17 day of January, 2025.

My Commission Expires
10·21·28

Notary Public

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Exhibit "A"

Legal Description

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

Land lying in the Second, formerly the Tenth, Civil District of Davidson County, Tennessee, located within the corporate limits of the City of Goodlettsville.

BEING Lot No. 7 as shown on the Plan of Final Plat, Section 6, Northgate Industrial Park, of record in Book 5210, Page 394, in the Register's Office for said County, lying on the southerly margin of Long Hollow Pike and more fully described as follows

BEGINNING at the northeast corner of Section 5, Northgate Industrial Park, of record in Book 5190, Page 515, Register's Office for said County, thence with the margin of said southerly right-of-way of Long Hollow Pike, North 42 degrees 33 minutes 14 seconds East and a 1474 39 foot radius curve to the left, 110 feet to an iron pin, said curve having a chord bearding and distance of North 42 degrees 33 minutes 14 seconds East, 109.975 feet; thence South 45 degrees 18 minutes 54 seconds East, 215 feet to an iron pin; thence South 42 degrees 33 minutes 16 seconds West, 110 feet to an iron pin, thence North 45 degrees 18 minutes 31 seconds West, 215 feet to an iron pin in the southerly margin of Long Hollow Pike, being the point of beginning.

Being the same property conveyed to Edward Ray Bowles, Sr and Bowles Farms, L P , a Tennessee Limited partnership, as tenants in common, an undivided fifty percent (50%) interest to each by Special Warranty Deed from D-Dozen, LLC, a Tennessee limited liability company of record as Instrument No 20060103-0000699, Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 3, 2006

Edward Ray Bowles, Sr conveyed his fifty percent (50%) interest by Quitclaim Deed to Deborah B Carney, Mark Timothy Bowles, and William C Patterson, Jr , Trustees of The Ray Bowles Family Trust dated December 26, 2012 of record in Instrument No. 20121228-0120271, Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on December 28, 2012

Being the same property conveyed to JAG Retail Property Holdings, Inc , a Massachusetts Corporation, a fifty percent interest (50%) and Jeremy Louis Just and Laura Beth Preisler Just, Trustees of The Just Trust dated March 10, 2008, a fifty percent interest (50%), by Warranty Deed from Bowles Farms, L P , a Tennessee limited partnership and Deborah B Carney and Mark Timothy Bowles and William C. Patterson, Jr , Trustees of The Ray Bowles Family Trust dated December 26, 2012, dated January 21, 2021 and recorded in Instrument No 20210122-0009750, in the Register's Office of Davidson County, Tennessee.

Tax ID #01914000500

Exhibit "B"

Permitted Exceptions

1 Taxes and assessments for the year 2025, and subsequent years

2. Subject to the Ground Lease dated February 13, 2024 as described in the Short Form Lease between JAG Retail Property Holdings, Inc., a Massachusetts Corporation, and The Just Trust dated March 10, 2008 and 7B Tennessee, LLC, a Kansas limited liability company recorded on September 4, 2024, as Instrument #20240904-0067929, in the Register's Office of Davidson County, Tennessee

3. Matters appearing on the plat of Section 6 Northgate Industrial Park recorded in Book 5210, Page 394, in the Register's Office of Davidson County, Tennessee.

4. Subject to Restrictions attached to the deed in Book 5799, Page 837, in the Register's Office of said county

5. Matters shown on the ALTA/NSPS Land Title Survey by Sherrill Associates, Inc , 316 North Main Street, Edwardsville, IL 62025, Phone 618-656-9251, dated January 8, 2025, described as Job No 24-475080 2, File Name 2459901_305 Long Hollow Pike, Goodlettsville TN DWG The following observations were noted on the above described survey:

   (a) Subject's parking crosses northeasterly property line as shown

   (b) Adjoiner's dumpster enclosure crosses subject's northeasterly property line by a max width of 3.6' for a length of 7.3' feet as shown

   (c) Cross access across subject's northeasterly property line without benefit of a known easement as shown

STATE OF Tennessee)
) SS
COUNTY OF Williamson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,913,043 00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me,
this 30th day of January, 2025

NOTARY PUBLIC

My Commission Expires: May 4, 2027

CRYSTAL MANN
STATE OF TENNESSEE NOTARY PUBLIC
FENTRESS COUNTY