THIS INSTRUMENT PREPARED BY:
DOERNER, SAUNDERS, DANIEL & ANDERSON, LLP
210 PARK AVE, STE 1200
OKLAHOMA CITY, OK 73102-5603

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

Karen Johnson Davidson County
Batch# 1240278 DEEDWARRSP
02/24/2025 01:12:30 PM 9 pgs
Fees: $48.00 Taxes: $6,845.00
20250224-0013553

TITLE NO.: 20242449CTN
ESCROW NO.: Z2452816-KEV **MASTER NO.: Z2453301**
DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

This instrument was prepared by:

Doerner Saunders Daniel & Anderson, LLP
210 Park Avenue, Suite 1200
Oklahoma City, OK 73102-5603

Owner and Responsible Taxpayer:

Realty Income Properties 30, LLC
11995 El Camino Real
San Diego, California 92130
Attn: Legal Department

CLT No. 042G-J-001.01
2228 Gallatin Pike N., Madison, TN 37115

Space Above This Line for Register's Use

SPECIAL WARRANTY DEED

This INDENTURE is made on this 9th day of January, 2025, by and between ROC Solid Foods, LLC, a Georgia limited liability company, whose address is 620 Cave Springs Road, Lebanon, Tennessee 37087, hereinafter referred to as "Grantor," and Realty Income Properties 30, LLC, a Delaware limited liability company, whose address is 11995 El Camino Real, San Diego, California 92130, hereinafter referred to as "Grantee."

WITNESSETH:

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, as set forth herein, in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey, unto the Grantee that certain real property and premises described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate (the "Property"), hereby releasing all claims to homestead and dower therein, to have and to hold the said Property to Grantee, and Grantee's successors and assigns forever.

Grantor, for Grantor and Grantor's successors and assigns, hereby covenants with Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property conveyed hereby, has full power, authority and right to convey the same, that the said Property is free from all encumbrances except for the matters set forth on **Exhibit "B"** ("Permitted Exceptions"), and that Grantor will forever warrant and defend said Property and the title thereto

202502240013553

against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day, month, and year first above written.

GRANTOR:

ROC SOLID FOODS, LLC,
a Georgia limited liability company

By: _____
Name: Chad Martin
Its: Chief Operating Manager

STATE OF GEORGIA)
) SS
COUNTY OF Floyd)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Chadwick W. Martin, 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 Chief Operating Manager of ROC Solid Foods, LLC, a Georgia Limited Liability Company, and that he/she, as the Chief Operating Manager of such Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Chadwick W. Martin by himself/herself as the Chief Operating Manager of the Company thereof.

Witness my hand and seal, this 9th day of January, 2025.

Cristy Britt
Notary Public

My Commission Expires: 6/7/27

(SEAL)

CRISTY D BRITT
My Commission Expires
NOTARY
PUBLIC
06-07-2027
FLOYD, GA

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is One Million, Eight Hundred Fifty Thousand Dollars and 00/100 ($1,850,000.00).

AFFIANT:

Name: Andrea Dumahel

Subscribed and sworn to before me this 9th day of January, 2025.

ERIN LEATHAM
Notary Public - Arizona
Maricopa Co. / #614103
Expires 09/30/2025

Notary Public

My Commission Expires: 9.30.25

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:

Being located in Davidson County, Tennessee, being located Northeasterly of U.S Highway 31E (State Route 6, Gallatin Pike) and Liberty Lane intersection and being all of Lot 3 of Resubdivision of Lot 1 of Plat of Partition Plat of Wal-Mart Liberty Subdivision as recorded in Instrument No. 20160314-0024242, in the Davidson County Register of Deeds Office and being more particularly described as follows:

Beginning at a new iron pin monument in the Northerly right-of-way of U.S. Highway 31E (State Route 6, Gallatin Pike), said monument being a Southwesterly corner common to Lot 2 on the Final Plat of Partition Plat of Wal-Mart Liberty Subdivision as recorded in Instrument No. 20131115-0118339, in the Davidson County Register of Deeds Office;

Thence continuing along with the Northerly right-of-way of U.S Highway 31E (State Route 6, Gallatin Pike) with a curve turning to the left with an arc length of 144.33', with a radius of 5794.00', with a chord bearing of South 57 degrees 26 minutes 11 seconds West, with a chord length of 144.33', to a new iron pin monument, said monument being the Southeasterly corner of Lot 2 of Resubdivision of Lot 1 of Plat of Partition Plat of Wal-Mart Liberty Subdivision as recorded in Instrument No. 20160314-0024242, in the Davidson County Register of Deeds Office;

Thence leaving said Northerly right-of-way of U.S Highway 31E (State Route 6, Gallatin Pike) and continuing along with the Easterly line of Lot 2 of Resubdivision of Lot 1 of Plat of Partition Plat of Wal-Mart Liberty Subdivision, North 28 degrees 42 minutes 23 seconds West a distance of 271.26' to a new iron pin monument, said monument being the Southerly line of Lot 2 on the Final Plat of Partition Plat of Wal-Mart Liberty Subdivision as recorded in Instrument No. 20131115-0118339, in the Davidson County Register of Deeds Office;

Thence leaving said Lot 2 of Resubdivision of Lot 1 of Plat of Partition Plat of Wal-Mart Liberty Subdivision and continuing along Lot 2 on the Final Plat of Partition Plat of Wal- Mart Liberty Subdivision the following two calls: North 61 degrees 17 minutes 37 seconds East a distance of 144.00' to a new iron pin monument; Thence South 28 degrees 42 minutes 23 seconds East a distance of 261.55' to a new iron pin monument, which is the point of beginning, having an area of 38,319 square feet, 0.88 acres more or less. All bearings based on Tennessee State Plane (NAD 83) This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS No. 2487, and dated December 8, 2015.

Tract 2:

Together with the non-exclusive, perpetual easements set forth in the Utility Easement Agreement of record in Instrument No. 20160401-0031203, the Access Easement of record in Instrument No. 20160401-0031202, the Declaration of Easement, Covenants and Restrictions of record in Instrument No. 20160401-0031204, and shown on the Plats of record in Instrument Nos. 20160314-0024242 and 20131115-0118339, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ROC Solid Foods, LLC, a Georgia Limited Liability Company by Limited Warranty Deed from CHM Rivergate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160401-0031214, Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016.

Property Address: 2228 Gallatin Pike N., Madison, TN 37115

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Subject to all matters shown on the Plan of record as Instrument Number 20160314-0024242, Register's Office of Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record as Instrument Number 20131115-0118339, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants and Restrictions of record as Instrument Number 20160401-0031204, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Minerals retained and Conditions and Restrictions set forth in the Deed of record as Instrument Number 20160401-0031201, as amended by Amendment to Restrictive Covenants in Instrument No. 20201015-0120137, of record in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Declaration of Maintenance Covenants of record as Instrument Number 20160401-0031200, in the Register's Office for Davidson County, Tennessee.

6. Access Easement of record in Instrument Number 20160401-0031202, in the Register's Office for Davidson County, Tennessee.

7. Utility Easement Agreement of record in Instrument Number 20160401-0031203, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130924-0100383, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage Water Mains Pumps and Appurtenances of record in Instrument Number 20131014-0107398, in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage Water Mains Pumps and Appurtenances of record in Instrument Number 20131014-0107385, in the Register's Office for Davidson County, Tennessee.

11. Storm Water Detention Agreement of record in Book 8783, Page 193, in the Register's Office for Davidson County, Tennessee.

12. Deed of Conveyance of record in Book 8486, Page 366, in the Register's Office for Davidson County, Tennessee.

13. Right of Way Deed of record in Book 2494, Page 55, in the Register's Office for Davidson County, Tennessee.

14. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Kimberly D. Solitro, PLS No. 3077, Republic National for Partner ESI, dated November 11, 2024 and last revised January 13, 2025:

    (a) Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area;

    (b) Encroachment of sidewalk into subject property by 0.3' +/-

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 January 9, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

2-21-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of February, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

