RECORDING REQUESTED BY
STEWART TITLE GUARANTY COMPANY

THIS INSTRUMENT PREPARED BY:
Craig Steckley, Esq.
Oldacre McDonald, LLC
3841 Green Hills Village Dr. Ste. 400
Nashville, TN 37215

AFTER RECORDING RETURN TO:

Deva Hospitality, Inc.
Attn: Dr. Hemant Patel
1799 Germano Way
Pleasanton, CA 94566

24005004

Karen Johnson Davidson County
Batch# 1242219 DEEDWARRSP
02/28/2025 02:03:30 PM 10 pgs
Fees: $53.00 Taxes: $34,225.00
20250228-0015141

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Deva Hospitality, Inc. Attn: Dr. Hemant Patel 1799 Germano Way Pleasanton, CA 94566	Deva Hospitality, Inc. Attn: Dr. Hemant Patel 1799 Germano Way Pleasanton, CA 94566	17400 0 277.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BULLS-EYE TWO CENTURY FARMS, LLC**, a Delaware limited liability company (hereinafter the "**Grantor**"), has this day bargained and sold, and does hereby transfer, convey and warrant to **DEVA HOSPITALITY, INC.**, a California corporation (hereinafter the "**Grantee**"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit (the "**Property**"):

Being Lot No. 4G on the Plat of Resubdivision of Lots 2, 3, 4, and 5, Century Farms of record in Instrument No. 20210225-0023786, Register's Office for Davidson County, Tennessee, as amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20210914-0123327, said Register's Office, as further amended by the Surveyor's Certificate of Correction recorded as Instrument No. 20211019-0140262 and as further amended by Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176, said Register's Office, to which plat reference is hereby made for a more complete description.

TOGETHER WITH Shared Access Easement Agreement of record in Instrument 202306090043838, Register's Office for Davidson County, Tennessee.

Beneficial Easements rights contained the Master Declaration of Covenants Conditions, Restrictions and Easements of record as Instrument Number 20151125-0120004, Register's Office for Davidson County as appurtenant interests
Being part of the same property conveyed to Century Farms, LLC, a Delaware limited

liability company by Special Warranty Deed from Lee A. Beaman, dated 10/01/2015, of record in Instrument 201510050100908, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bulls-Eye Two Century Farms, LLC, a Delaware limited liability company by General Warranty Deed from Century Farms, LLC, a Delaware limited liability company, dated 04/24/2023, of record in Instrument 202304250030178, and re-recorded January 6, 2025 as Instrument 20250106-0000892, both in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to the following (each a "**Permitted Encumbrance**" and collectively the "**Permitted Encumbrances**"): (i) real estate taxes and assessments that are not due and payable as of the date hereof; (ii) until its expiration or earlier termination, that certain Lease Agreement with Comcast Cable Communications Management, LLC with an effective date of December 19, 2022, together with all amendments, modifications, supplements, and guaranties thereto (the "**Comcast Lease**"); (iii) until its expiration or earlier termination, that certain Lease Agreement with Deca Dental Management, LLC with an effective date of September 27, 2022, together with all amendments, modifications, supplements, and guaranties thereto (the "**Deca Dental Lease**"); (iv) until its expiration or earlier termination, that certain Lease Agreement with Le Nails & Spa, Inc. with an effective date of December 12, 2023, together with all amendments, modifications, supplements, and guaranties thereto (the "**Encore Nails Lease**"); (v) until its expiration or earlier termination, that certain Lease Agreement with Panera, LLC with an effective date of June 21, 2022, together with all amendments, modifications, supplements, and guaranties thereto (the "**Panera Lease**") (vi) all matters created by or on behalf of Grantee, including, without limitation, any mechanic's liens arising in connection with Grantee's investigations of the Property; (vii) all zoning classifications and conditions, proffers, and land entitlement matters of record; (viii) any matters which a complete and accurate ALTA survey of the Property as of the date hereof would disclose; and (ix) any encumbrances of record, including, without limitation, easements, servitudes, rights of way, covenants, conditions, restrictions, and those matters set forth on **Exhibit A** attached hereto.

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding the Permitted Encumbrances.

(Signature page(s) and Exhibit A follow)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of February, 2025.

BULLS-EYE TWO CENTURY FARMS, LLC,
a Delaware limited liability company

By: _____

Name: Mark McDonald
Title: 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 Mark McDonald, 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 19 day of February 2025.

MELISSA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Mar. 3, 2026

_____
Notary Public

My Commission Expires: 3/3/26

EXHIBIT A

Permitted Encumbrances (continued)

1. Intentionally Deleted

2. Intentionally Deleted.

3. Intentionally Deleted

4. Intentionally Deleted

5. Intentionally Deleted.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Intentionally Deleted.

8. Taxes for 2025 and subsequent years, a lien not yet due and payable.

9. Public right of way, Easements & Restrictive Covenants as shown on the plat of record in Plat Book 6900, Page 659, in the Register's Office for Davidson County, Tennessee.

10. Covenants, Conditions & Restrictions, Easements, Ingress & Egress and Maintenance Agreements of shown on the plat of record in Plat Instrument 202102250023786, as Affected by Surveyor's Certificate of Correction of record in Instrument 202109140123327, Instrument 202110190140262, and Instrument 202203150030176, in the Register's Office for Davidson County, Tennessee. Approximate location as shown on the survey prepared Ernest C. Drake on 12-6-2024 and last revised ___, 2025, designated Job No. 503501(the "Survey").

11. Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument 201511250120004, Instrument 202106150080863, Instrument 202111220154956, Instrument 202309080070699, Instrument 202001090003283, Instrument 202204260048039, Instrument No. 202410230082468, and Instrument No.202412190098620 Register's Office for Davidson County, Tennessee.

12. Intentionally Deleted

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29. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 202111090149466, Register's Office for Davidson County, Tennessee.

30. Intentionally Deleted

31. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument 202204060039813, Register's Office for Davidson County, Tennessee.

32. Shared Access Easement Agreement of record in Instrument 202306090043838, Register's Office for Davidson County, Tennessee.

33. Intentionally Deleted

34. Lack of direct access to Interstate 24, a controlled access highway.

35. Intentionally Deleted

36. Right of Way Agreement of record in Book 4226, Page 909, Register's Office for Davidson County, Tennessee.

37. Rights of the following tenants, as tenants only, with no purchase options or rights of first refusal as shown in the Comcast Lease, Deca Dental Lease, Encore Nails Lease, and the Panera Lease.

38. Intentionally Deleted

Certificate of Authenticity

I, Olga Volpe, 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 2/27/25.

Date

O. Volpe

Affiant Signature

_____

Date

State of _____

County of _____ See attached

Sworn to and subscribed before me this _____ day of _____, 20____.

_____

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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 Orange

Subscribed and sworn to (or affirmed) before me on this 27th day of February, 2025, by Olga Volpe

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRO1 D. RAMOS COMM. #2450564 Notary Public - California Orange County My Comm. Expires July 15, 2027 NRO1

(Seal) Signature _____

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 9,250,000.00.

D. Volpe

Affiant

Subscribed and sworn before me, this 27th day of feb, 2025.

Notary

D. RAMOS
COMM. #2450564
Notary Public - California
Orange County
My Comm. Expires July 15, 2027

NRO1 NRO1

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 Orange

Subscribed and sworn to (or affirmed) before me on this 27th day of February, 2025, by Olga Volpe,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NRO1 D. RAMOS NRO1
COMM. #2450564
Notary Public - California
Orange County
My Comm. Expires July 15, 2027

(Seal) Signature