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

AFTER RECORDING RETURN TO:

Chickering CF LLC
4400 Harding Road, 9th Floor
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1257556 DEEDWARRSP
04/08/2025 02:10:30 PM 7 pgs
Fees: $38.00 Taxes: $9,065.00
20250408-0026763

SPECIAL WARRANTY DEED

FROM: Century Farms, LLC, a Delaware limited liability company, Grantor

TO: Chickering CF LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Chickering CF LLC 4400 Harding Road, 9th Floor Nashville, TN 37205	Chickering CF LLC 4400 Harding Road, 9th Floor Nashville, TN 37205	174-00-0-271.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Million Four Hundred Fifty Thousand and 00/100 DOLLARS ($2,450,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of April, 2025

Notary Public
My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of TWO MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($2,450,000.00), the receipt and sufficiency of which are hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHICKERING CF LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as Parcel 4B2 at Century Farms, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 1st day of April, 2025.

GRANTOR:

CENTURY FARMS, LLC, a Delaware Limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
William A. Oldacre, Jr., 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 William A. Oldacre, Jr., 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 Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager 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 1st day of April, 2025.

KANDRIA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 1/22/29

EXHIBIT A

PARCEL 4B2 DESCRIPTION

BEING LOT NO. 4B-2 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 SUVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 20211019-014062 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.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CENTURY FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM LEE A. BEAMAN OF RECORD IN INSTRUMENT NO. 20151005-0100908, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 1, 2015 AND RECORDED ON OCTOBER 5, 2015.

EXHIBIT B

1. INTENTIONALLY DELETED

2. INTENTIONALLY DELETED

3. INTENTIONALLY DELETED

4. INTENTIONALLY DELETED

5. INTENTIONALLY DELETED

6. INTENTIONALLY DELETED

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

8. INTENTIONALLY DELETED

9. Taxes for the year 2025, a lien, not yet due or payable.

10. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 659, Register's Office for Davidson County, Tennessee.

11. Subject to all matters shown on the Plan of record as Instrument Number 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. 20211019-014062 and as further amended by Surveyor's Certificate of Correction recorded as Instrument No. 20220315-0030176, said Register's Office, Register's Office of Davidson County, Tennessee.

12. Subject to all matters shown on the Plan of record in Instrument No. 20150917-0094651, Register's Office for Davidson County, Tennessee.

13. Subject to all matters shown on the Plan of record in Instrument No. 20200128-0010220, Register's Office for Davidson County, Tennessee.

14. Subject to all matters shown on the Plan of record in Instrument No. 20191003-0101275, Register's Office for Davidson County, Tennessee.

15. Subject to all matters shown on the Plan of record in Instrument No. 20200124-0008849, Register's Office for Davidson County, Tennessee.

16. Subject to all matters shown on the Plan of record in Instrument No. 20201204-0141076, Register's Office for Davidson County, Tennessee.

17. Subject to all matters shown on the Plan of record in Instrument No. 20210225-0023786, Register's Office for Davidson County, Tennessee.

18. Subject to all matters shown on the Plan of record in Instrument No. 20220223-0020359, Register's Office for Davidson County, Tennessee.

19. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 20151125-0120004, as supplemented by Instrument No. 20200109-0003283, as amended by First Amendment of record in Instrument No. 20210615-0080863, as amended by Second Amendment of record in Instrument No. 20211122-0154956, and as further amended by Third Amendment of record in Instrument No. 20220426-0048039, as further amended by Fourth Amendment of record in Instrument No. 20230908-0070699, as further amended by Fifth Amendment of record in Instrument No. 20241023-0082468, and further amended by Sixth Amendment of record in Instrument No. 20241219-0098620 all in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

20. Terms and provisions contained in the Declaration of Restrictive Covenants of record in Instrument No. 20201002-0114202, as corrected by Scrivener's Affidavit of record in Instrument No. 20210203-0015525, and as amended by First Amendment of record in Instrument No. 20210615-0080864, Register's Office of Davidson County, Tennessee.

21. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20220406-0039813, in the Register's Office for Davidson County, Tennessee.

22. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20211109-0149466, in the Register's Office for Davidson County, Tennessee.

23. Grant of Overhead Line Easement of record in Instrument Number 20190605-0053791, in the Register's Office for Davidson County, Tennessee.

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

25. Subject to rights of others in and to the common areas and/or elements.

26. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by Eric Jager, TN RLS No. 3431, with Wilson & Associates, P.C., dated February 21, 2025, last revised _____, 2025, and designated as Job No. 24-2313.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 April 1, 2025 (date of document).

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of April, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON