Karen Johnson Davidson County
Batch# 1260329 DEEDWARRSP
04/15/2025 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $14,060.00
20250415-0028826

This instrument prepared by:
Adam D. Kaplan, Esq.
12232 NW 19th St.
Planation, FL 33323

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
MI FAMILIA SUPERMERCADO LLC **2700 Murfreesboro Pike** **Antioch, TN 37013**	**SAME**	**Map/Parcel No.** **14900037200**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **2788 ANTIOCH TN LLC**, a Delaware limited liability company, with full power to convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **MI FAMILIA SUPERMERCADO LLC**, a Tennessee limited liability company, ("Grantee") its successors and assigns, all her right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot 2 on the Final Plat of Forest View North recorded December 23, 1999 as Instrument Number 199912230306680, in the Register's Office for Nashville, Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to 2788 Antioch TN LLC, a Delaware limited liability company by Special Warranty Deed from Janet S. Cothron, trustee of record in Instrument No. 20210105-0001043, Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 05, 2021.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **2788 ANTIOCH TN LLC**, its successors and assigns, forever.

AND **2788 ANTIOCH TN LLC, a Delaware limited liability company**, does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for the matters shown on Exhibit A attached hereto.

AND **2788 ANTIOCH TN LLC, a Delaware limited liability company** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **MI FAMILIA SUPERMERCADO LLC**, a Tennessee limited liability company, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 10 day of April, 2025.

2788 ANTIOCH TN LLC,
a Delaware limited liability company

By: Byron Haseotes
Name: Byron G. Haseotes, Jr.
Title: Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 04/10/2025 by Byron G. Haseotes, Jr., as Manager for 2788 Antioch TN LLC, ☐who is personally known to me or ☒who has produced Driver License as identification.

Paul Heyden
Notary Public

My Commission Expires: 12/25/2026

PAUL HEYDEN
MY COMMISSION # HH 305151
EXPIRES: December 25, 2026

Exhibit A
Title Encumbrances

This conveyance is made subject to:

1. Matters shown on the Plan of record in Instrument No. 19991223-0306680, Register's Office Davidson County, Tennessee.

2. Declaration of Cross Access Easements of record in Book 11572, Page 191, said Register's Office.

3. Permanent Drainage Easement, Temporary Construction Easement and Easement for Working Area of record in Book 11522, Page 807, said Register's Office.

4. Declaration of Restrictive Covenants contained in instrument of record in Book 11572, Page 187, said Register's Office.

5. Sanitary Sewer Easement of record in Instrument No. 20061215-0154602, said Register's Office.

STATE OF Florida
COUNTY OF Broward

The actual consideration or value, whichever is greater, for this transfer is $ 3,800,000.

Byron Haseotes
Affiant

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this [04/10/2025] by Byron G. Haseotes, Jr., as Manager for 2788 Antioch TN LLC, ☐ who is personally known to me or ☒ who has produced Driver License as identification.

Paul Heyden
Notary Public

PAUL HEYDEN
MY COMMISSION # HH 305151
EXPIRES: December 25, 2026

My Commission Expires: 12/26/2026

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 04/10/2025 (date of document).

Affiant Signature

04/15/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON