THIS INSTRUMENT PREPARED BY:
Jared Hodges
Knowles Gallant Timmons LLC
6400 Powers Ferry Rd, Suite 350
Atlanta, Georgia 30339

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY (DH) S

The actual consideration or value, whichever is greater, for this transfer is $3,195,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15TH day of April, 2025.

Notary Public
My Commission Expires: 04/26/2027

DILLON HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1260909 DEEDWARRSP
04/17/2025 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $11,821.50
20250417-0029576

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
VNV 7Eleven LLC P.O. Box 12616 Newport Beach, CA 92658	Same	142 00 0 368.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged YANAHLI BELLEVUE, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto VNV 7ELEVEN LLC, a California limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled W.L. Horn Estate Resubdivision, of record as Instrument No. 20041119-0139005, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to YANAHLI BELLEVUE, LLC, a Tennessee limited liability company by Special Warranty Deed from AJS ASSOCIATES, a Kentucky general partnership, of record as Instrument No. 20240415-0026865, dated April 15, 2024, Register's Office for Davidson County, Tennessee.

Property commonly known as: 290 Hicks Road, Nashville, Tennessee 37221

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 15th day of April, 2025.

GRANTOR:

YANAHLI BELLEVUE, LLC
a Tennessee limited liability company

By: Joshua McBride
Title: Manager

STATE OF TENNESSEE)

COUNTY OF MAURY)

Before me, a Notary Public of said County and State, personally appeared Joshua McBride, the Manager of Yanahli Bellevue, LLC, a Tennessee limited liability company, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be the Manager of Yanahli Bellevue, LLC, a Tennessee limited liability company and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 04/26/2027

[Affix Seal]

DILLON HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Marc Wife, 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 April 15, 2025 (date of document).

Affiant Signature

4-17-2025
Date

State of California

County of Orange

Sworn to and subscribed before me this 17th day of April, 2025.

BRIANNA NICOLE ROSE BARTEKY
Notary Public - California
Orange County
Commission # 2486163
My Comm. Expires Apr 2, 2028

Notary's Signature

MY COMMISSION EXPIRES: April 2, 2028

NOTARY'S SEAL