This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1271623 DEEDWARR
05/12/2025 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $10,100.63
20250512-0036840

Name and Address of New Owner:
334 Herron Drive LLC
345 State Farm Parkway
Birmingham AL 35209

Send Tax Bills To:
New Owner

Map & Parcel No: 105-12-0-065-00

GENERAL WARRANTY DEED

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 and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Roof Dog Beverages LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **334 Herron Drive LLC, an Alabama Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of May, 2025.

Roof Dog Beverages LLC, a Tennessee
Limited Liability Company

By: _____
Andy Heiman, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mike Boyd, a Notary Public of the state and county mentioned, personally appeared Andy Heiman, Chief Financial Officer of Roof Dog Beverages LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Financial Officer of Roof Dog Beverages LLC, the within named bargainor, a Limited Liability Company, and that such Andy Heiman, Chief Financial Officer of Roof Dog Beverages LLC as such Chief Financial Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Financial Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of May, 2025.

_____
Notary Signature

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,729,900.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of May, 2025.

_____
Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee being Lot No. 3 on the Plan of Herron Drive Development Resubdivision of Lot No. 2 as of record in Plat Book 6050 Page 127, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roof Dog Beverages LLC, a Tennessee limited liability company, by Special Warranty Deed dated May 12, 2023 from S & D Futures, LLC, a Mississippi limited liability company, recorded May 15, 2023, in Instrument Number 20230515-0036115, in the Register's Office of Davidson County, Tennessee.

This Real Estate is more commonly known as 344 Herron Drive, Nashville, TN 37210.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 105-12-0-065-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the plan of record in Plat Book 6050, Page 127, Register's Office for Davidson County, Tennessee.

4. Agreement to maintain Private Drive, of record in Book 6453, Page 33, said Register's Office.

5. Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company, of record in Instrument No. 20140114-0003778, and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

6. All matters as shown on the ALTA/NSPS Land Title Survey of 344 Herron Drive by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S.# 3319, dated February 27, 2023 as Job Number SS56035.DWG.

I, Jeff Benz, 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 May 9, 2025.

Date: May 9, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 9, 2025.



Notary Public
My commission expires: 7/17/2027