This Instrument Prepared By and Return to:
Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Nebraska
COUNTY OF Douglas

Actual consideration or value, whichever is greater is $2,850,000.00.

Affiant

Subscribed and sworn before me this the 4th day of June, 2025.

Notary Public
My commission expires:

GENERAL NOTARY - State of Nebraska
CISSY M. JENNINGS
My Comm. Exp. July 17, 2027

Karen Johnson Davidson County
Batch# 1281500 DEEDWARRSP
06/04/2025 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $10,545.00
20250604-0044015

WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Tax Information:
Riptide Antioch, LLC 7200 Falls of Neuse Rd., # 100 Raleigh, NC 27615	Same Address as New Owner.	150-00-0364

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NFA INVESTMENTS, INC.**, a Tennessee corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RIPTIDE ANTIOCH, LLC**, a Delaware limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A"

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 2935 Murfreesboro Pike, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures Commence on Following Page]

Witness my hand this the 3rd day of June, 2025.

NFA Investment, Inc.

BY:_____
Nawaf K. Albarati, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nawaf K. Albarati, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the NFA Investment, Inc. by the said Nawaf K. Albarati as such President.

Witness my hand and official seal this 3rd day of June, 2025.

My commission expires:

7/17/2028

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202506040044015

EXHIBIT "A"

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF WAL-MART PLAZA, AS OF RECORD IN INSTRUMENT NUMBER: 20030919-0138991, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY OF MURFREESBORO PIKE, IN THE EASTERLY PROPERTY LINE OF LOT 3 OF THE HAMILTON ACRES, AS OF RECORD IN PLAT BOOK 8250, PAGE 963, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PROPERTY OF MICHAEL R. LANCE, ET AL, AS OF RECORD IN DEED BOOK 10826, PAGE 769, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, SOUTH 41 DEG 17 MIN 11 SEC EAST, 382.91 FEET TO AN IRON ROD SET, IN THE WESTERLY PROPERTY LINE OF HOOVER, INC., AS OF RECORD IN DEED BOOK 6654, PAGE 902, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY PROPERTY LINE OF MURFREESBORO PIKE, WITH THE WESTERLY PROPERTY LINE OF HOOVER, INC., SOUTH 44 DEG 09 MIN. 08 SEC WEST. 287.73 FEET TO AN IRON ROD SET;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF WAL-MART STORES EAST, LP, AS OF RECORD IN INSTRUMENT NUMBER: 20021016- 0127360, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 45 DEG 50 MIN 52 SEC WEST 365.39 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH SAID LOT 3;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID LOT 3, NORTH 41 DEG 13 MIN 05 SEC EAST, 318.60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NFA INVESTMENT, INC. BY SPECIAL WARRANTY DEED FROM NASHVILLE VENTURE NO. ONE, L.P., A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201803160024872, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, Luke Maher, 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 6-4-2025 (date of document).

Affiant Signature

6/4/2025
Date

State of Nebraska

County of Douglas

Sworn to and subscribed before me this 4th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (if on paper)

GENERAL NOTARY - State of Nebraska
CISSY M. JENNINGS
My Comm. Exp. July 17, 2027