Special Warranty Deed

Karen Johnson Davidson County Batch# 1339097 DEEDWARRSP 10/28/2025 02:47:30 PM 5 pgs Fees: $28.00 Taxes: $20,097.48 20251028-0085783	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $5,431,750.00. Affiant Subscribed and sworn to before me, this the 27 day of October, 2025. Notary Public My commission expires: 9/5/2028

BETHANY SCHULTZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cider Donuts, LLC 1235 Martin Street Nashville, Tennessee 37203	New Owner	105071A00300CO

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, FRESH PRESSED PROPERTIES LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto CIDER DONUTS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1235 Martin Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 27th day of October, 2025.

GRANTOR:

FRESH PRESSED PROPERTIES LLC
a Tennessee limited liability company

By:
Name: Adam Diskin
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Adam Diskin, 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 Authorized Signatory of Fresh Pressed Properties LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 2025.

NOTARY PUBLIC

My Commission Expires:
1/22/29

SLOAN HASTINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4932-4207-0643

Exhibit A

Legal Description

Situated in Davidson County, Tennessee, being Unit No. 3, on the Plan of The Finery Master Condominium, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration for The Finery Master Condominium, a condominium, of record in Instrument No. 20150807-0079087; as corrected by Scrivener's Affidavit in Instrument No. 20151005-0101050; as affected by First Amendment in Instrument No. 20160601-0054729; as affected by Second Amendment in Instrument No. 20161118-0121688; as affected by Third Amendment in Instrument No. 20201029-0126130; as affected by Fourth Amendment in Instrument No. 20201118-0136013; and as further affected by Fifth Amendment in Instrument No. 20240222-0012159, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fresh Pressed Properties LLC, a Tennessee limited liability company by Special Warranty Deed from Sixten Land Group LLC, a Tennessee limited liability company of record in Instrument No. 20160607-0057166, Register's Office for Davidson County, Tennessee, dated June 1, 2016 and recorded on June 7, 2016.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 161, Page 49, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed establishing a Horizontal Property Regime of The Finery Master Condominium of record in Instrument Number 20150807-0079087; as corrected by Scrivener's Affidavit in Instrument No. 20151005-0101050; as affected by First Amendment in Instrument No. 20160601-0054729; as affected by Second Amendment in Instrument No. 20161118-0121688; as affected by Third Amendment in Instrument No. 20201029-0126130; as affected by Fourth Amendment in Instrument No. 20201118-0136013; and as further affected by Fifth Amendment in Instrument No. 20240222-0012159, Register's Office for Davidson County, Tennessee.

4. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of the land embraced within the bounds of Monte Street and Alley No. 186, now closed by Metro Council Bill No. 65-539, as amended by Ordinance 77-786, and covenants, conditions and restrictions contained in said Metro Council Bill.

48675231.2

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 10/27/2025 (date of document).

J Spruill
Affiant Signature

10/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

