THIS INSTRUMENT PREPARED BY:
Craig Steckley, Esq.
Oldacre McDonald, LLC
3841 Green Hills Village Dr. Ste. 400
Nashville, TN 37215

AFTER RECORDING RETURN TO:
Winstead PC
Attn: Caleb Trotter
600 Travis Street, Suite 5200
Houston, TX 77002

Karen Johnson Davidson County
Batch# 1361861 DEEDWARRSP
12/29/2025 10:38:30 AM 7 pgs
Fees: $38.00 Taxes: $53,958.89
20251229-0102621

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
LBJ NB, LLC c/o AND Asset Management, Inc. 2720 S. La Cienega Boulevard Suite A Los Angeles, CA 90034	LBJ NB, LLC c/o AND Asset Management, Inc. 2720 S. La Cienega Boulevard Suite A Los Angeles, CA 90034	17400 0 279.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BULLS-EYE THREE, LLC**, a Delaware limited liability company (hereinafter the "**Grantor**"), has this day bargained and sold, and does hereby transfer, convey and warrant to **LBJ NB, LLC**, a California limited liability company (hereinafter the "**Grantee**"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit (the "**Property**"):

Parcel 1:
Lot No. 4H-2 on the Plat of Resubdivision of Lots 4H-1, 4H-2, 4J, and 4L, Century Farms of record in Instrument No. 202305100034821, in the Registers Office for Davidson County, Tennessee.

Being all of the same property conveyed to Bulls-Eye Three, LLC, a Delaware limited liability company, by virtue of General Warranty Deed from Century Farms, LLC, a Delaware limited liability company, dated October 4, 2024, recorded October 14, 2024, in Instrument No. 20241014-0079242, in the Register's Office for Davidson County, Tennessee.

Parcel 2:
Together with easements as set forth in the Master Declaration, Instrument No. 20151125-0120004, in the Register's Office for Davidson County, Tennessee.

Parcel 3:
Together with easements appurtenant to Parcel 1 contained in Instrument No. 20230609-0043839, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to the following (each a "**Permitted Encumbrance**" and collectively the "**Permitted Encumbrances**"): (i) real estate taxes and water and sewer charges that are not due and payable as of the date hereof; (ii) all leases existing as of the date hereof and assigned by Grantor to Grantee pursuant to that certain Assignment and Assumption Agreement dated as of the date hereof; (iii) all matters created by or on behalf of Grantee, including, without limitation, any mechanic's liens arising in connection with Grantee's investigations of the Property; (iv) all zoning classifications and conditions, proffers, and land entitlement matters of record; and (v) those encumbrances of record and survey matters, including, without limitation, easements, servitudes, rights of way, covenants, conditions, restrictions, and other matters, as set forth on **Exhibit A** attached hereto.

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding the Permitted Encumbrances.

The Property shall not be operated as an outdoor or indoor putting course (the "**Popstroke Restriction**"). The Popstroke Restriction shall run with the land and be binding upon Grantee and any future owners of the Property.

(Signature page(s) and Exhibits follow)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of December, 2025.

BULLS-EYE THREE, LLC,
a Delaware limited liability company

By: _____
Name: William A. Oldacre, Jr.
Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A. Oldacre, Jr., 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 Director of Bulls-Eye Three, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 17 day of December 2025.

_____
Notary Public

My Commission Expires: 1/22/29

KANDRIA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,583,485.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Howe Kramer

Sworn to and subscribed before me this 18 day of December, 2025.

Notary Public

My Commission Expires:

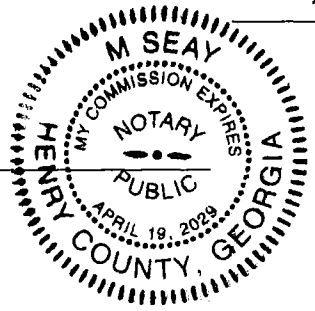


EXHIBIT A

Permitted Encumbrances (continued)

1. Master Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. 201511250120004 in the Register's Office for Davidson County.

2. All matters as shown on plat recorded in Plat Instrument No. 20230510-0034821, in the Register's Office for Davidson County; approximately as shown on ALTA/NSPS Land Title Survey prepared by Tony Reasons II, RLS No. 1665, dated December 8, 2025, last revised 12/18/2025, bearing Project No. 20253015-2 (the "Survey").

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded August 22, 2024, in Instrument No. 20240822-0064496, in the Register's Office for Davidson County, Tennessee.

4. The following matters shown on the Survey:

   a. Retaining wall along northerly property line

5. Easement and terms and conditions of record in Declaration of Easements and Restrictions and Short Form Lease, by and between Century Farms, LLC, a Delaware limited liability company (Landlord), and Chick-Fil-A, a Georgia corporation (Tenant), dated August 26, 2024, recorded August 28, 2024, in Instrument No. 20240828-0066265, in the Register's Office for Davidson County, Tennessee; as affected by Subordination, Non-Disturbance, and Attornement Agreement, dated August 26, 2024, recorded August 28, 2024, in Instrument No. 20240828-0066266, in the aforesaid Register's Office.

6. Shared Access Easement Agreement recorded June 9, 2023, in Instrument No. 20230609-0043839, in the Register's Office for Davidson County; approximately as shown on the Survey.

7. Subject to restrictions regarding stormwater of record in Instrument No. 20211109-0149466, in the Register's Office for Davidson County, Tennessee; see also Storm Water Agreement in Instrument No. 20151125-0120008 and Instrument No. 20220406-0039813, in the aforesaid Register's Office.

8. Restrictive covenants of record in Instrument No. 20181008-0099438, Instrument No. 20191031-0112204, Instrument No. 20200109-0003283, Instrument No. 20201002-0114202, Instrument No. 20210203-0015525, Instrument No. 20210615-0080864, Instrument No. 20211022-0142138, Instrument No. 20211109-0149466, Instrument No. 20200109-0003283, Instrument No. 20210615-0080863, Instrument No. 20220426-0048039, Instrument No. 20230908-0070699, Instrument No. 20211122-0154956, Instrument No. 20220426-0048040, Instrument No. 20241023-0082468, and Instrument No. 20241219-0098620, all in the Register's Office for Davidson County, Tennessee.

9. Subject to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel, of record in Instrument No. 20151125-0120006, in the Register's Office for Davidson County, Tennessee; as amended by Instrument No. 20211122-0154955 and Instrument No. 20220426-0048040, in the aforesaid Register's Office.

10. Declaration of Restrictive Covenants of record in Instrument No. 20241023-0082470, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions of resubdivision of Lots 2, 3, 4, and 5 Century Farms by Instrument No. 20210225-0023786, in the Register's Office for Davidson County, Tennessee; as amended by Surveyor's Certificate of Correction by Instrument No. 20210914-0123327, in the aforesaid Register's Office; as further amended by Surveyor's Certificate of Correction in Instrument No. 20211019-014062, in the aforesaid Register's Office; as further amended by Instrument No. 20220315-0030176, in the aforesaid Register's Office; approximately as shown on the Survey.

12. All matters shown or stated on plan of record in Instrument No. 20150917-0094651, in the Register's Office for Davidson County, Tennessee.

13. All matters shown or stated on plan of record in Instrument No. 20191003-0101275, in the Register's Office for Davidson County, Tennessee.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20160204-0010882, in the Register's Office for Davidson County, Tennessee. (Affects Parcel 2)

15. Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20180502-0041518, in the Register's Office for Davidson County, Tennessee.

16. Century Farms Master Association, Inc. HOA Charter of record in Instrument No. 20151119-017466, in the Register's Office for Davidson County, Tennessee.

17. Declaration of Restrictive Covenant (Chicken Restriction) Parcel 174-00-0-284.00, of record in Instrument No. 20250314-0019077, in the Register's Office for Davidson County, Tennessee.

18. Declaration of Restrictive Covenant (Chicken Restriction) Parcel 174-00-0-282.00 and 174-00-0-282.00, of record in Instrument No. 20250331-0024193, in the Register's Office for Davidson County, Tennessee.

19. Easement of record in Instrument No. 20240523-0038465, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Asia Haynes, 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 12/17/25 (date of document).

Asia Haynes
Affiant Signature

12/23/25
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 23rd day of December, 2025.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

