Karen Johnson Davidson County
Batch# 1363169 DEEDWARRSP
12/30/2025 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $38,080.40
20251230-0103925

THIS INSTRUMENT PREPARED BY:
Caiaccio Law Firm LLC
5605 Glenridge Drive NE, Ste 1090
Atlanta, GA 30342

# SPECIAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To: | Map/Parcel Number(s) |
|---|---|---|
| AZ 925 Lebanon LLC<br>c/o Witkoff<br>Attn: Alex Witkoff<br>4400 Biscayne Blvd., Suite 900<br>Miami, FL 33137<br><br>With a copy to:<br><br>c/o Witkoff<br>Attn: James Stomber, Esq.<br>233 Broadway, Suite 2305<br>New York, NY 10279 | 7-Eleven, Inc.<br>P.O. Box 711<br>Dallas, Texas 75221-0711<br>*Attn: Ad Valorem Tax,*<br>*Store #42174* | 094-10-0-003.00<br>094-10-0-002.00<br>094-10-0-004.00<br>094-10-0-005.00<br>094-10-0-053.00<br>094-14-0-002.00<br>094-10-0-051.00<br>094-10-0-052.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, 925 LEBANON PIKE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto AZ 925 LEBANON LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

**[The remainder of this page has been intentionally left blank.]**

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 29th day of December, 2025.

**925 Lebanon Pike, LLC**
a Tennessee limited liability company

By: _____ (Seal)
Name: Dov Ber Bakaleynik
Title: Member

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On December 8, 2025, before me, Tamara Kagan, a notary public, personally appeared Dov Ber Bakaleynik, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is)~~are~~) subscribed to the within instrument and acknowledged to me that (he)/she/they) executed the same in his/her/their individual and authorized capacities, and that by (his)/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAMARA KAGAN
COMM. #2452742
Notary Public - California
Los Angeles County
My Comm. Expires July 9, 2027

_____
Notary Public

[Signatures Continued on the Following Page]

STATE OF Georgia
COUNTY OF Fulton

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $10,292,000.00.

Affiant

Sworn to and subscribed before me this 30th day of December, 2025.

Notary Public

My Commission Expires: November 17, 2026



## EXHIBIT "A"

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision of Lots 1, 2, 3, 4, 5, 6, 9, 13, 14, 15 and 17 and part of 10, of the Map of W.M. Omohundro's Subdivision of Lot No. 17 and parts of No. 9 & 10 of the W.B. Lewis Subdivision, of record as Instrument No. 20230313-0018163, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 925 LEBANON PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from OCTANE PARTNERS LEBFESS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No.20240423-0029119, dated April 19, 2024, said Register's Office.

## EXHIBIT "B"

## PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 094-10-0-002.00.

2. Easement for sewer line and use of septic tank overflow field as set forth in deeds of record in Book 4756, page 267, and in Book 4768, page 181, said Register's Office.

3. Easement(s) of record in Book 4756, page 263, Book 4758, page 511, and in Book 5000, page 183, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6416, page 880, Book 6416, page 883, Book 6421, page 841, and in Book 6421, page 844, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220520-0059062, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record as Instrument No. 20220523-0059338, said Register's Office.

7. Subject to Memorandum of Lease of record as Instrument No. 20240502-0032034, with Subordination, Non-Disturbance and Attornment Agreement of record as Instrument No. 20240423-0029121, said Register's Office.

8. Subject to street closing and any easement(s) retained in Ordinance No. BL2020-539, and Ordinance No. BL2021-649, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

9. Those matters affecting subject property as shown on that certain ALTA/NSPS Land Title Survey by Timothy Leigh Fish, Tennessee RLS No. 3234, with Millman Surveying, Inc. d.b.a CBRE Land Surveying, dated March 14, 2024, last revised April 8, 2024, Project No. 58217, as affected by No Change Survey Affidavit dated December 29, 2025.

## Tennessee Certification of Electronic Document

I, Meredith Cato, 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 Dec. 29, 2025 (date of document).

Affiant Signature

12-29-2025
Date

State of Georgia

County of Cherokee

Sworn to and subscribed before me this 29th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-2026

NOTARY'S SEAL

