**This Instrument Prepared By:**
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

**Name and Address of New Owner:**
General Property Group, LLC
ATTN: M. Rahimi
1601 Old Hickory Boulevard
Brentwood, TN 37027

**Send Tax Bills To:**
New Owner

**Map & Parcel No:** 051-04-0-063-00

Karen Johnson Davidson County
Batch# 1387792 DEEDWARRSP
03/03/2026 02:49:30 PM 7 pgs
Fees: $38.00 Taxes: $10,101.00
20260303-0016907

# SPECIAL 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, **S & M Properties and Investments, a California General Partnership** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **General Property Group, LLC, a Tennessee 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 with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**[Signatures appear on the following page.]**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of February, 2026.

S & M Properties and Investments, a California General Partnership

By: _____
Ford Stephenson Sibley, Partner and Authorized Agent

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 _____ ]

On this _____ day of February, 2026 before me, _____, personally appeared Ford Stephenson Sibley, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature See Attached CA ACK (Seal)

**The actual consideration or value, whichever is greater, for this transfer is $2,730,000.00.**

Affiant

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 _____ ]

Subscribed and sworn to (or affirmed) before me on this _____ day of February, 2026, by Ford Stephenson Sibley, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal) Signature See Attached CA Jurat

# California Jurat Certificate

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** NAPA } S.S.

Subscribed and sworn to (or affirmed) before me on this 26 day of FEBRUARY, Month

20 26, by FORD STEPHENSON SIBLEY and Name of Signer (1)

_____, proved to me on the basis of Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

C P.

Signature of Notary Public

2409534

For other required information (Notary Name, Commission No. etc.)

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Seal

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

WARRANTY DEED

containing _____ pages, and dated _____

### Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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# California All-Purpose Certificate of Acknowledgment

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** NAPA } S.S.

On 02-26-2026 before me, CLIVE K. PRASAD, NOTARY PUBLIC
Name of Notary Public, Title

personally appeared FORD STEPHENSON SIBLEY
Name of Signer (1)

Name of Signer (2)

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 authorized capacity(ies), 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.

Signature of Notary Public

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Seal

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of WARRANTY DEED WD of

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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## EXHIBIT A

### Legal Description

Being a tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set on the westerly right-of-way line of Gallatin Pike, 90 feet in width, at a corner common with Metro Government Library Madison Branch, as of record in Book 3856, Page 262, at the Register's Office for Davidson County, Tennessee;

Thence Leaving the westerly right-of-way line of Gallatin Pike with the Northerly property line of Metro Government Library Madison Branch, South 62 deg 20 min 59 sec West, 40.80 feet to an existing pk nail;

Thence North 74 deg 48 min 32 sec West, 309.67 feet to an existing pk nail;

Thence along a curve to the right with an arc length of 145.72 feet, the radius of which is 370.00 feet, the central angle of which is 22 deg 33 min 58 sec, the chord of which is North 63 deg 31 min 33 sec West, 144.78 feet to an existing pk nail;

Thence North 37 deg 45 min 28 sec East, 79.37 feet to an iron rod set;

Thence South 82 deg 53 min 59 sec East, 106.52 feet to an existing iron pipe at a corner common with Centerstone Comm. Mental Health Center, as of record in Deed Instrument No. 20050623-0071859, at said Register's Office;

Thence with the southerly property line of Centerstone Comm. Mental Health Center, South 82 deg 53 min 59 sec East, 204.35 feet to an existing iron rod;

Thence South 82 deg 43 min 32 sec East, 149.53 feet to an iron rod set on the westerly right-of-way line of Gallatin Pike;

Thence with the westerly right-of-way line of Gallatin Pike, South 16 deg 18 min 23 sec West, 42.06 feet to an existing iron rod;

Thence with the westerly right-of-way line of Gallatin Pike along a curve to the right with an arc length of 96.27 feet, the radius of which is 1402.50 feet, the central angle of which is 03 deg 55 min 58 sec, the chord of which is South 17 deg 32 min 22 sec West, 96.24 feet to the point of beginning, containing 60,943 square feet (1.40 acres more or less).

Being all the same property conveyed to S & M Properties and Investments, a California general partnership, by Special Warranty Deed dated August 6, 2018, from Capital Development Partners, LLC, a South Carolina limited liability company, of record in Instrument No. 20180807-0077685, Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 630 Gallatin Pike, Madison, TN 37115.

## EXHIBIT B

### Permitted Encumbrances

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

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 051-04-0-063-00.

Clearance Permit to The Southern Bell Telephone and Telegraph Company of record in Book 1060, Page 359, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20170516-0048449, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170523-0051020, said Register's Office.

Memorandum of Land and Building Lease Agreement between Capital Development Partners, LLC, ("Lessor"), and Bojangles' Restaurants, Inc., ("Lessee"), dated April 19, 2017, of record in Instrument No. 20170822-0086074, said Register's Office.

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 the 2nd day of March, 2026.

Date: March 2, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary Public
My commission expires: 1/17/2027

