Karen Johnson Davidson County
Batch# 1395508 DEEDWARRSP
03/20/2026 02:49:30 PM 6 pgs
Fees: $33.00 Taxes: $51,800.00
20260320-0022462

SPECIAL WARRANTY DEED

This instrument prepared by:	Return Recorded Document to:
Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204	

New Owner:	Send Tax Bills To:	Map & Parcel:
5330 Cane Ridge LLC Attn: JZ Real Estate 139 Front Street Fall River, MA 02721	**Same**	16300042900

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

NASH FIELDS, LLC, a Tennessee limited liability company (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid to 5330 CANE RIDGE LLC, a Tennessee limited liability company, whose address is Attn: JZ Real Estate, 139 Front Street, Fall River, MA 02721 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents GRANTS, BARGAINS, SELLS, and CONVEYS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof, and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a change of grade of any streets or highways, (ii) all of Grantor's right, title, and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title, and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

Being a portion of the property described at instrument number 20170621-0062442 of the Register's

Office for Davidson County, Tennessee.

This conveyance is made and accepted subject to all items on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and, subject to the Permitted Exceptions, Grantor binds itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Real property ad valorem taxes and assessments having been prorated to the date of this Special Warranty Deed, Grantee assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2026 and subsequent years.

Executed as of March 20, 2026.

GRANTOR:

NASH FIELDS, LLC,
a Tennessee limited liability company

By: Fields-Realty, LLC, its Manager

By: Kim B. Fields
Print Name: Kim B. Fields
Title: Authorized Member

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a notary public in and for said County and State, personally appeared the following person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Fields-Realty, LLC, which is the Manager of Nash Fields, LLC, the within named grantor, and that s/he in such capacity, and on behalf of said limited liability company, executed the foregoing instrument for the purpose therein contained, and that said instrument was signed and sealed on behalf of said limited liability company and the aforesaid executed the same for the purposes therein contained and acknowledged said instrument to be the free act and deed of said limited liability company: Kim B. Fields.

Witness my hand and official seal in this 11 day of March, 2026.

Laura A McCloskey
Notary Public

My Commission Expires:
1/12/2027

LAURA ANN MCCLOSKEY
MY COMMISSION # HH 346733
EXPIRES: January 12, 2027

STATE OF Florida

COUNTY OF Palm Beach

The actual consideration or value, whichever is greater, for this transfer is $14,000,000.00.

Affiant

Subscribed and sworn to before me this 11 day of March, 2026.

Notary Public
My Commission Expires: 1/12/2027

EXHIBIT A

PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS LOT 2, ON THE PLAN OF RESUBDIVISION (THE "RESUBDIVISION PLAT") OF LOT 1 AND LOT 4, SECTION 7, CLOVERLEAF ESTATES OF RECORD AS INSTRUMENT NUMBER 20160217-0015221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODC), TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NASH FIELDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM D3 HICKORY HOLLOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20170621-0062442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2026, a lien not yet due and payable.
2. Covenants, conditions, restrictions and other matters of record.
3. Matters which would be disclosed by a complete and accurate survey of the Property.

Certificate of Authenticity

I, Melissa Goelz, 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 March 11, 2026.

Date

Affiant Signature

March 20, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2026.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

202603200022462