This instrument prepared by:
Brittanie Soto, Esquire
Texas Roadhouse
6040 Dutchmans Lane
Louisville, Kentucky 40205

New Owner/ Taxpayer:
Gamma Investments, LLC
304 Eden Park Drive
Rocky Face, GA 30740

TIN: 174 00 0 291.00

Karen Johnson Davidson County
Batch# 1404331 DEEDWARRSP
04/10/2026 10:02:30 AM 7 pgs
Fees: $38.00 Taxes: $18,500.00
20260410-0029188

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 30th day of March, 2026, by and between **TEXAS ROADHOUSE HOLDINGS LLC**, a Kentucky limited liability company ("***Grantor***"), and **GAMMA INVESTMENT, LLC**, a Georgia limited liability company ("***Grantee***").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby granted, bargained and sold, and by these presents do transfer and convey unto Grantee, its successors and assigns, a parcel of land in Davidson County, Tennessee, described on **Exhibit "A"** attached hereto and made a part hereof (the "***Property***"). The improved Property located at 0 Century Farms Circle, Antioch, Davidson County, Tennessee 37013.

Subject to those matters more particularly set forth on **Exhibit "B"** attached hereto and made a part hereof.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves to warrant and forever defend the title to the said land to Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under Grantor, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

—Signatures Appear on Following Page—

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

TEXAS ROADHOUSE HOLDINGS LLC,
a Kentucky limited liability company

By: Texas Roadhouse, Inc.,
a Delaware corporation,
its Manager

By: _____
Name: Russell Arbuckle
Title: Senior Director of Real Estate

COMMONWEALTH OF KENTUCKY §
§
COUNTY OF JEFFERSON §

Before me, the undersigned authority, on this day personally appeared Russell Arbuckle, the Senior Director of Real Estate of Texas Roadhouse, Inc., a Delaware corporation, Manager of **TEXAS ROADHOUSE HOLDINGS LLC**, a Kentucky limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

Given under my hand and seal of office on this 24th day of March, 2026.

_____
Notary Public, Commonwealth of Kentucky

Jessica Marie Parks
Printed Name

My Commission Expires: 10/15/2029

JESSICA MARIE PARKS
NOTARY PUBLIC
Commonwealth of Kentucky
Commission # KYNP105800
My Commission Expires 10/15/2029

STATE OF TENNESSEE §
COUNTY OF HAMILTON §

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS FIVE MILLION ($5,000,000.00).

AFFIANT:

By: _____
GAMMA INVESTMENT, LLC, a Georgia limited liability company

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH 2026.

_____
NOTARY PUBLIC

My Commission Expires: JULY 16, 2029

WILLIAM D. JONES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

BEING LOT 5C AS SHOWN ON THE SECOND RESUBDIVISION OF LOT 5, CENTURY FARMS, (FORMERLY THE RESUBDIVISION OF LOT 5, CENTURY FARMS) OF RECORD IN INSTRUMENT NO. 202401290006166, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TEXAS ROADHOUSE HOLDINGS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY DEED FROM CENTURY FARMS, LLC, A DELAWARE LIMITED LIABILITY COMAPNY, OF RECORD IN INSTRUMENT NO. 202409180072236, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202401290006166, in the Register's Office of Davidson County, Tennessee.

3. Easement and Covenants contained in Deed of record in Book 7319, Page 936, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120004; as affected by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms in Instrument No. 202001090003283; First Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202106150080863; Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202111220154956; Third Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202204260048039; Fourth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202309080070699; Fifth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202412190098620; Sixth Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202410230082468; and Seventh Amendment to Master Declaration of Covenants, Restrictions and Easements for Century Farms in Instrument No. 202504080026762, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel, by Century Farms LLC, a Delaware limited liability company and CHS Realty Holdings III, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120006; as affected by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel in Instrument No. 202111220154955; and Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Community Health System Office Parcel in Instrument No. 202204260048041, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Drainage and Retention Easement Agreement, by and between Century Farms LLC, a Delaware limited liability company and CHS Realty Holdings III, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120008, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Restrictive Covenant, by Century Farms LLC, a Delaware limited liability company, of record in Instrument No. 201810080099438; as affected by Amendment to Restrictive Declaration in Instrument No. 202204260048040, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Reciprocal Access Easement Agreement, by and between Century Farms, LLC, a Delaware limited liability company and Texas Roadhouse Holdings, LLC, a Kentucky limited liability company, of record in Instrument No. 202410010076079, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Texas Roadhouse Holdings, LLC, of record in Instrument No. 202505130037650, in the Register's Office of Davidson County, Tennessee.

10. Lack of direct access to a controlled access highway, I-24.

Tennessee Certification of Electronic Document

I, Janine Djuric, 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 30, 2026 (date of document).

Janine Djuric
Affiant Signature

4/9/26
Date

State of Ohio

County of Cuyahoga.

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/24/2028

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

TRACY A. RISLEY
NOTARY PUBLIC, STATE OF OHIO
ASHTABULA COUNTY
My Comm. Expires 11/24/2028