THIS INSTRUMENT PREPARED BY:
Name: Bruce M. Brown, Esq.
Wild, Carter & Tipton
Address: 246 W. Shaw Avenue
Fresno, California 93704

MAILING ADDRESS OF NEW OWNER:
Name: Catalano Lakeview Properties, LLC
Attn: Joseph Michael Catalano
Address: 7797 N. 1st Street, Suite 101, PMB 57
Fresno, California 93720

SEND TAX BILLS TO:
Name: McDonald's USA, LLC
Attn: Director, U.S. Legal Dept. (L/C: 041-1025)
Address: 110 N. Carpenter Street
Chicago, Illinois 60607-2101

Karen Johnson Davidson County
Batch# 1413090 DEEDWARRSP
04/29/2026 10:10:30 AM 6 pgs
Fees: $33.00 Taxes: $8,140.82
20260429-0037796

Tax Parcel Number: 156-09-0-053

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J-C MARKETS, INC.**, a California corporation (hereinafter called "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **CATALANO LAKEVIEW PROPERTIES, LLC**, a California limited liability company (hereinafter called "Grantee"), its successor and assigns, certain real estate in DAVIDSON COUNTY, TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision Plat of Revision One Shoppes on the Harpeth, of record in Instrument No. 200708070093922, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description and being described by metes and bounds as follows:

Commencing at an iron rod in the northerly margin of Highway 100, said point also being the southwest corner of the Barclay Harpeth Partners, LLC of record in Instrument No. 20051212-0148840, Register's Office Davidson County, Tennessee;

Thence, along said road, South 78 degrees 15 minutes 08 seconds West, a distance of 179.32 feet to the point of beginning of the herein described tract of land;

Thence, along said road, South 11 degrees 44 minutes 52 seconds East, a distance of 3l.00 feet to an iron rod;

Thence, along said road, South 78 degrees 15 minutes 08 seconds West, a distance of 202.55 feet to an iron rod;

Thence, leaving said road, North 11 degrees 20 minutes 43 seconds West, a distance of 49.75 feet to an iron rod;

Thence South 78 degrees 39 minutes 17 seconds West a distance of 24.50 feet to an iron rod;

Thence North 11 degrees 20 minutes 43 seconds West a distance of 73.61 feet to an iron rod;

Thence, along a tangent curve to the left having a central angle of 13 degrees 35 minutes 26 seconds. A radius of 528.00 feet, a length of 125.24 feet, and having a chord which bears North 18 degrees 08 minutes 26 seconds West, a distance of 124.95 feet to an iron rod;

Thence North 61 degrees 18 minutes 14 seconds East a distance of 15.20 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 16 degrees 29 minutes 38 seconds, a radius of 684.59 feet, a length of 197.07 feet, and having a chord which bears North 69 degrees 33 minutes 03 seconds East, a distance of 196.39 feet to an iron rod;

Thence, South 11 degrees 20 minutes 43 seconds East, a distance of 217.81 feet to an iron rod;

Thence, South 56 degrees 40 minutes 21 seconds East, a distance of 46.67 feet to the point of beginning and containing 53,634 square feet or 1.231 acres of land.

Being a portion of the same property conveyed to Shoppes on the Harpeth, LLC of record in Instrument No. 20061010-1026008 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J-C Markets, Inc., a California corporation, by Special Warranty Deed from Shoppes on the Harpeth, LLC, a Tennessee limited liability company, dated June 30, 2008, recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20080702-0068648.

PARCEL 2

Together with Non-Exclusive Appurtenant Easements contained in that Easement and Restrictive Covenant Agreement recorded in Instrument #200704040040621, Register's Office of Davidson County, Tennessee.

Tax Parcel Number 156-09-0-053.

This is improved property known as 8050 Highway 100, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD, said real estate, with appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes. 2008 and subsequent years real property taxes are a lien, but not yet delinquent.

2. Agreement for Dedication of Easement for Water Line of record in Book 8019, page 132, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line of record in Book 8248, page 232, Register's Office for Davidson County, Tennessee.

4. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government, of record as Instrument #20030605-0078156, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Water Line of record in Book 8248, page 230, Register's Office for Davidson County, Tennessee.

6. Terms and conditions of Ground Lease by and between Shoppes on the Harpeth, LLC and McDonald's Corporation, dated February 21, 2006, evidenced by Memorandum of Lease of record as Instrument #2070816-0097788, Register's Office for Davidson County, Tennessee.

7. Matters shown on Subdivision plat of record as Instrument #200702150019414, Register's Office for Davidson County, Tennessee.

8. Easement & Restrictive Covenant Agreement of record as instrument #200704040040621, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Easement and Restrictive Covenant Agreement of record as Instrument #20070816-0097791, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Easement and Restrictive Covenant Agreement of record as Instrument #200807020068647, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument #20071226-0146960, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement of record as Instrument #20070118-0007447, Register's Ofiice for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of January, 2024.

"Grantor"

J-C MARKETS, INC., a California corporation

By: _____
Joseph Michael Catalano, CEO

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 Fresno)

On January 18, 2024, before me, Isabel F. Trejo, a Notary Public, personally appeared JOSEPH MICHAEL CATALANO, 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: _____

ISABEL F. TREJO
Notary Public - California
Fresno County
Commission # 2464187
My Comm. Expires Oct 21, 2027

Affidavit of Value

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, hereby swear that the actual consideration or true value, whichever is greater, for this transfer is Two Million Two Hundred Thousand Dollars ($2,200,000.00).

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 Fresno)

Subscribed and sworn to (or affirmed) before me on this 17TH day of April, 2026, by Joseph Michael Catalano, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Isabel F. Trejo

My Commission Expires: October 21, 2027

ISABEL F. TREJO
Notary Public - California
Fresno County
Commission # 2464197
My Comm. Expires Oct 21, 2027

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 January 18, 2024 (date of document).

Affiant Signature

April 28, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON