Karen Johnson Davidson County
Batch# 1419218 DEEDWARRSP
05/12/2026 08:40:30 AM 7 pgs
Fees: $38.00 Taxes: $41,440.00
20260512-0042503

THIS INSTRUMENT PREPARED BY:
Craig Steckley, Esq.
Oldacre McDonald, LLC
3841 Green Hills Village Dr. Ste. 400
Nashville, TN 37215

AFTER RECORDING RETURN TO:
Target Corporation
Legal Department
Attn: Michael Broich
1000 Nicollet Mall, TPS-3155
Minneapolis, MN 55403

ADDRESS OF NEW OWNER:
Target Corporation
Target Properties
Attn: Real Estate Portfolio Management
Antioch, TN T3065
1000 Nicollet Mall, TPN 12H
Minneapolis, MN 55403

SEND TAX BILL TO:
Target Corporation
Target Properties
Attn: Real Estate Portfolio Management
Antioch, TN T3065
1000 Nicollet Mall, TPN 12H
Minneapolis, MN 55403

MAP-PARCEL:
17400 0 298.00

NCS-1281028-MPLS (CF IAP)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CENTURY FARMS, LLC**, a Delaware limited liability company (hereinafter the "**Grantor**"), has this day bargained and sold, and does hereby transfer, convey and warrant to **TARGET CORPORATION**, a Minnesota corporation (hereinafter the "**Grantee**"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit (the "**Property**"):

This is unimproved property described as Lot 5H as shown on that certain instrument entitled "Third Resubdivision of Lot 5 Century Farms" which was recorded on December 15, 2025 as Instrument No. 20251215-0099651 in the Register's Office, Davidson County, Tennessee, as amended by that certain instrument entitled "Surveyor's Certificate of Correction" recorded as Instrument No. 20260428-0036877.

BEING a portion of the property conveyed by Lee A. Beaman to Century Farms, LLC by Special Warranty Deed dated October 1, 2015 and recorded on October 5, 2015 as Instrument No. 20151005-0100908 in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to the following (each a "**Permitted Encumbrance**" and collectively the "**Permitted Encumbrances**"): (i) real estate taxes and water and sewer charges that are not due and payable as of the date hereof; (ii) all matters created by or on behalf of Grantee, including, without limitation, any mechanic's liens arising in connection with Grantee's investigations of the Property; (iii) all zoning classifications and conditions, proffers, and land entitlement matters of record; and (iv) those encumbrances of record and survey matters, including, without limitation, easements, servitudes, rights of way, covenants, conditions, restrictions, and other matters, as set forth on **Exhibit A** attached hereto.

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding the Permitted Encumbrances.

(Signature page(s) and Exhibits follow)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of ~~April~~ May, 2026.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: William A. Oldacre, Jr.
Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared William A. Oldacre, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Director of Development Partners, LLC, the Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 5 day of ~~April~~ May, 2026.

_____
Notary Public

My Commission Expires: 1/22/29

KANDRIA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Minnesota)

COUNTY OF ~~DAVIDSON~~ Hennepin)

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11 day of May, 2026.

Notary Public

My Commission Expires: 1.31.30

SHARI J PERSON
Notary Public
Minnesota
My Commission Expires January 31, 2030

EXHIBIT A

Permitted Encumbrances (continued)

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

2. All matters shown on plat(s) of record in Book 6900, Page 659; Instrument 201910030101275; Instrument No. 202102250023786 as affected by Instrument No. 202109140123327; Instrument No. 202110190140262; Instrument No. 202203150030176; Instrument No. 202202230020359; and Instrument No. 202401290006166, in the Register's Office of Davidson County, Tennessee.

3. 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 of record in Instrument No. 202001090003283; by First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202106150080863; by Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202111220154956; by Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202204260048039; by Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202309080070699; by Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202410230082468; by Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202412190098620; and by Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms of record in Instrument No. 202504080026762, in the Register's Office of Davidson County, Tennessee.

4. 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 of record in Instrument No. 202204260048040, in the Register's Office of Davidson County, Tennessee.

5. Grant of Overhead Line Easement from Century Farms, LLC, a Delaware limited liability company to Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 201906050053791, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Century Farms, LLC, of record in Instrument No. 202405230038465, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Sign Occupancy Agreement and Easement, by and between Century Farms, LLC and In-N-Out Burgers, a California corporation, of record in Instrument No. 202410230082471, in the Register's Office of Davidson County, Tennessee.

8. Easement(s) and restrictions contained in Deed of record in Instrument No. 202505020034197, in the Register's Office of Davidson County, Tennessee.

9. Matters as shown on the Plan of Third Resubdivision of Lot 5 Century Farms of record in Plat Instrument No. 20251215-0099651, in the Register's Office for Davidson County, Tennessee. As affected by Certificate of Survey Correction for the Plat recorded as Instrument No. 20260428-0036877.

Tennessee Certification of Electronic Document

I, Ashley Priebe, 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 May 8, 2026 (date of document).

Ashley Priebe
Affiant Signature

5/8/26
Date

State of Minnesota

County of Hennepin

Sworn to and subscribed before me this 8 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1.31.30

NOTARY'S SEAL

SHARI J PERSON
Notary Public
Minnesota
My Commission Expires January 31, 2030

202605120042503