Karen Johnson Davidson County
Batch# 1443470 DEEDWARRSP
07/09/2026 08:29:30 AM 9 pgs
Fees: $48.00 Taxes: $9,490.50
20260709-0061845

Return Recorded Document to:
Pripi, LLC
3019 Ardrossan Drive
Franklin, TN 37064

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Pripi, LLC 3019 Ardrossan Drive Franklin, TN 37064	Map/Parcel: 174-00-0-278.00	Pripi, LLC 3019 Ardrossan Drive Franklin, TN 37064
This instrument prepared by: Allison Naylor, Attorney at Law 400 N. Michigan Avenue, Suite S1016, Chicago, Illinois 60611		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged **Century Farms WB LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Pripi, LLC**, a Texas limited liability company (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING LOT NO. 4H-1 ON THE PLAT OF RESUBDIVISION OF LOTS 4H-1, 4H-2, 4J, AND 4L, CENTURY FARMS AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 202305100034821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Century Farms WB LLC, a Delaware limited liability company by Special Warranty Deed from Century Farms, LLC, a Delaware limited liability company, dated 10/13/2023, of record in Instrument 202310180081632, Register's Office for Davidson County, Tennessee.

This is improved property known as 4226 Century Farms Terrace, Antioch, Davidson County, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Remainder of Page Intentionally Left Blank; Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 12 day of June, 2026.

CENTURY FARMS WB LLC,
a Delaware limited liability company

By: Everquinn Land LLC, a California limited liability company
Its: Sole Member

By: _____
Name: Daniel T. Maas
Its: Manager

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel T. Maas, 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 Manager of Everquinn Land LLC, the Sole Member of Century Farms WB LLC, a Delaware limited liability company, the within named bargainor, and that as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand and seal, this ____ day of June, 2026.

see ATTACHED

_____
Notary Public

My Commission expires:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On June 12, 2026 before me, Jo-Ann Lyons Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel T. Maas
Name(s) of Signer(s)

,

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 _____
Signature of Notary Public

JO-ANN LYONS
Commission # 2516528
Notary Public - California
Orange County
My Comm. Expires MAY 3, 2029

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: June 12, 2026
Number of Pages: 3 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel T. Maas
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☑ Other: Manager
Signer Is Representing: Century Farms WB LLC

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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STATE OF Texas)
COUNTY OF Harris)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $2,565,000.00.

Grantee:

PRIPI, LLC,
a Texas limited liability company

By: _____
Name: Elias Michaelopoulos
Its: Member

Sworn to and subscribed before me,
this 30 day of June, 2026.

Lyudmyla P Patalakh
NOTARY PUBLIC

My commission expires: 09/02/2027

LYUDMYLA P. PATALAKH
NOTARY PUBLIC
STATE OF TEXAS
ID# 124666352
EXPIRES 9-2-2027

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4H-1, on the Plat of Resubdivision of Lots 4H-1, 4H-2, 4J. and 4L, Century Farms, as shown on plat of record in Plat Instrument No. 202305100034821, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Century Farms WB LLC, a Delaware limited liability company by Special Warranty Deed from Century Farms, LLC, a Delaware limited liability company, dated 10/13/2023, of record in Instrument 202310180081632, Register's Office for Davidson County, Tennessee.

EXHIBIT A
Permitted Encumbrances

1. Taxes for the fiscal year 2026 and subsequent years, a lien not yet due and payable.

2. Rights of Whataburger Restaurants LLC under unrecorded Ground Lease Agreement as evidenced by Memorandum of Lease by and between Century Farms WB LLC, a Delaware limited liability company and Whataburger Restaurants LLC, a Texas limited liability company, dated June 8, 2023, recorded June 9, 2023, in Instrument #20230609-0043837, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of record in Plat Instrument 201910030101275, and Plat Instrument 202305100034821, in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, easements and restrictions recorded in of record in Instrument 201511250120004, Supplemented in Instrument 202001090003283; Instrument 202010020114202, as Affected by Scrivener's Affidavit of record in Instrument 202102030015525, as Amended in Instrument 202106150080863; Instrument 202106150080864, Instrument 202111220154956, Instrument 202204260048039, Instrument 202309080070699, Instrument 202410230082468, Instrument 202412190098620, Instrument 202504080026762, and Instrument 202605120042504, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

5. Access and Utilities Easement of record in Instrument 200307110096696, Register's Office for Davidson County, Tennessee.

6. Easement including terms and conditions thereof as recorded in Instrument 201906050053791, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument 201910310112204, Register's Office for Davidson County, Tennessee.

8. Sign Easement of record in Instrument 202106230085215, as Amended in Instrument 202111220154953, Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument 202111090149466, Register's Office for Davidson County, Tennessee.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument 202204060039813, Register's Office for Davidson County, Tennessee.

11. Lack of direct access to Interstate 24, a controlled access highway.

12. Application for Greenbelt Assessment - Agricultural of record in Book 9069, Page 408 and 409, Instrument 201502270017329, Instrument 201502270017330 and Instrument 201502270017331, Register's Office for Davidson County, Tennessee.

13. Charter for Century Farms Master Association, Inc., recorded on 11/19/2015 of record in Instrument 201511190117466, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, REBECCA MARTIN, 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 6/30/2026.

Date

Rebecca Martin

Affiant Signature

7/7/2026

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 7 day of July, 2026.

Kimberli Marie Montes

Notary's Signature

OFFICIAL SEAL
KIMBERLI MARIE MONTES
Notary Public, State of Illinois
Commission No. 995259
My Commission Expires August 14, 2028

My Commission Expires: 8-14-28

Date

Notary's Seal (if on paper)