Karen Johnson Davidson County
Batch # 1478814 DEEDWARR
09/30/2026 09:20:20 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20260930-0090177

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty Thousand and No/100 Dollars ($20,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 29th day of September 2026. Notary Public My commission expires: 11-21-2027

MELODY CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Nos.:
Let It Cook, LLC	SAME AS NEW OWNER	071 10 0 158.00
4467 S. Carothers Road		071 10 0 159.00
Franklin, TN 37067		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rethink Community Nashville JV, LLC**, a Delaware limited liability company, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Let It Cook, LLC**, a Wyoming limited liability company, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

[See Exhibit A, attached hereto]

This is unimproved property identified as **0 Penning Ave, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any

lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and subsequent years, not yet due and payable. (2) Easement recorded in Instrument No. 20130920-0099406; Instrument No. 20221109-0120319 (General Assignment and Assumption of all Real Estate Property Easements recorded in Instrument No. 20260408-0028430). As to Parcel 1. (3) Reciprocal Easement Agreement as set forth in instrument recorded in Instrument No. 20231012-0079930.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this the 28 day of September, 2026.

Rethink Community Nashville JV, LLC,
a Delaware limited liability company

By: Rethink Community I GP, LLC,
a Delaware limited liability company
Its: Manager

By: Rethink Capital Partners, Inc.,
f/k/a Seavest Inc., a New York corporation
Its: Non-Member Manager

By: _____
Name: Michael Walden
Its: Executive Vice President and Secretary

STATE OF New York)
COUNTY OF Westchester)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Walden, 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 Executive Vice President and Secretary of Rethink Capital Partners, Inc. f/k/a Seavest Inc., a New York corporation, which is the Non-Member Manager of Rethink Community I GP, LLC, a Delaware limited liability company, which in turn is the Manager of Rethink Community Nashville JV, LLC, a Delaware limited liability company, the within named bargainer, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 28 day of September, 2026.

_____
NOTARY PUBLIC

Commission Expires: 8/15/2030

SHERNA A. SAFFORD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6438373
Qualified in WESTCHESTER County
Commission Expires 08/15/2030

EXHIBIT A

PARCEL 1: 071 10 0 158.00

Land in the 5th Councilmanic of Davidson County, Tennessee, being described and being more particularly described as follows:

Beginning at a capped iron rod set at the Northeast corner of the property being herein described, said point also being located on the Southern property line of the Jenkins Properties, LP, as recorded in Deed Book 9638, Page 552 in the Register's Office of Davidson County, Tennessee, the same point being the Northwest corner of the Metro Government Schwab property as recorded in Deed Book 1198, Page 80 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the Western property line of the aforementioned Metro Government Schwab property, South 14 degrees 27 minutes 35 seconds West, 208.71 feet to a capped iron rod set; thence, North 84 degrees 33 minutes 54 seconds West, 214.04 feet to a capped iron rod set on the Eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies, said point set at an access control fence; thence, leaving said point, with and along the Eastern right-of-way line of U.S. Interstate 65, North 12 degrees 20 minutes 52 seconds West, 196.00 feet to a capped iron rod set; thence, North 11 degrees 40 minutes 08 seconds East, 16.90 feet to a capped iron rod set; thence, South 81 degrees 19 minutes 16 seconds East, 90.00 feet to a capped iron rod set; thence, North 08 degrees 40 minutes 44 seconds East, 19.93 feet to a capped iron rod set on the Southern property line of the aforementioned Jenkins Properties, LP., line; thence, South 81 degrees 19 minutes 21 seconds East, 214.16 feet to the Point of Beginning all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, Project Number 150211, dated 04172016. Said parcel of land contains 55,053 square feet or 1.26+/- acres.

PARCEL 2: 071 10 0 159.00

Land in the 5th Councilmanic of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument found, having Tennessee State Plane coordinates of North 680434.50, East 1739563.23, said point being located at or near a control access fence at or near the Eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies; thence, leaving said point, North 12 degrees 20 minutes 52 seconds West, 11.62 feet to a capped iron rod; thence, South 84 degrees 33 minutes 54 seconds East, 40.00 feet to a capped iron rod; thence, South 03 degrees 58 minutes 53 seconds West, 50.98 feet to a capped iron rod, said point being located at the Northeast corner of the Joel H. Moseley property as recorded in Instrument DB000078860000998 in the Register's Office of Davidson County, Tennessee; thence, North 84 degrees 33 minutes 54 seconds West, 25.00 feet to a capped iron rod at the highway access control fence; thence, North 12 degrees 16 minutes 53 seconds West, 41.88 feet to the Point of Beginning all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, Project Number 150211, dated 04172016. Said parcels of land contains 1,656 square feet or 0.04+/- acres.

Being part of the property conveyed to Rethink Community Nashville JV, LLC, a Delaware limited liability company, by Warranty Deed from TTF Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210625-0086170, in the Register's Office of Davidson County, Tennessee, dated June 17, 2021 and recorded on June 25, 2021.

Being part of the property conveyed to Rethink Community Nashville JV, LLC, a Delaware limited liability company, by Quitclaim Deed from TTF Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210625-0086170, in the Register's Office of Davidson County, Tennessee, dated June 17, 2021 and recorded on June 25, 2021.

Being part of the property conveyed to TTF Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Mary Owen "Ladye" Daniels, Executrix to the Estate of Phillip D. Perkerson, Deceased, of record in Instrument No. 20170117-0005037, in the Register's Office of Davidson County, Tennessee, dated January 06, 2017 and recorded on January 17, 2017.