Karen Johnson Davidson County
Batch# 641527 DEEDWARRSP
05/21/2021 09:03:30 AM 7 pgs
Fees: $38.00 Taxes: $3,059.90
20210521-0069121

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Doublz Restaurants, LLC MPP PO Box 5577 Hacienda Heights, CA 91745 Attention: Pete Poulis	Same	085-00-0-098.00

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 which are hereby acknowledged, **THE NORTHERN TRUST COMPANY, TRUSTEE OF THE FRED AND RUTH WAUGH FAMILY FOUNDATION TRUST DATED JUNE 18, 2018** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **DOUBLZ RESTAURANTS, LLC MPP**, a California limited liability company, its successors and assigns ("Grantee"), certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3133 Lebanon Pike, Nashville, TN 37214.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of Permitted Encumbrances), but not further or otherwise

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of May, 2021.

THE NORTHERN TRUST COMPANY,
TRUSTEE OF THE FRED AND RUTH WAUGH
FAMILY FOUNDATION TRUST

By: Kim W Westerbeck
Name: Kim W. Westerbeck
Title: Vice President

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kim W. Westerbeck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of the Northern Trust Company, Trustee of the Fred and Ruth Waugh Family Foundation Trust, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this ___ day of May, 2021.

See Attached

Notary Public All-Purpose Acknowledgment California

My Commission Expires: See Attached

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $827,000.00.

Logan Cass
Affiant

Sworn to and subscribed before me this 20 day of May, 2021.

Notary Public

My commission Expires: 1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

Legal Description

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FOURTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED GENERALLY ON THE SOUTHEAST SIDE OF LEBANON ROAD BETWEEN JACKSON DOWNS BOULEVARD AND THE STONES RIVER, AND BEING LOT NO. 11, AS SHOWN ON THE PLAN, FIRST REVISION, LOTS 7, 11 AND 12, JACKSON DOWNS COMMERCIAL, AS OF RECORD IN BOOK 8250, PAGE 921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 (LEBANON ROAD) AT THE EASTERLY TERMINUS OF A CURVE RETURN TO JACKSON DOWNS BOULEVARD, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT NO. 3 OF THE FIRST REVISION, SECTION 3, JACKSON DOWNS, AS OF RECORD IN BOOK 8250, PAGE 296, R.O.D.C.

THENCE, WITH SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 THE FOLLOWING TWO CALLS:

NORTH 44° 47' 00" EAST, 36.60 FEET TO A POINT;

NORTH 45° 18' 00" EAST, 189.66 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, NORTH 45° 18' 00" EAST, 192.00 FEET TO AN IRON PIN FOUND WITH CAP B.W.S. & C. NASHVILLE (TO WHICH ALL FURTHER REFERENCE FOR IRON PIN FOUND SHALL REFER).

THENCE, LEAVING SAID RIGHT-OF-WAY LINE OF HIGHWAY 70 ALONG A CURVE RETURN TO THE RIGHT 47.12 FEET TO AN IRON PIN FOUND, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00' 00", A TANGENT OF 30.00 FEET AND A CHORD OF SOUTH 89° 42' 00" EAST, 42.43 FEET;

THENCE WITH A SOUTHERLY PROPERTY LINE OF LOT 7, FIRST REVISION LOTS 7, 11, AND 12, JACKSON DOWNS COMMERCIAL, AS OF RECORD IN BOOK 8250, PAGE 921, R.O.D.C., SOUTH 44° 42' 00", 158.00 FEET TO AN IRON PIN FOUND;

THENCE, WITH A NORTHWESTERLY LINE OF LOT 7, SOUTH 45° 18' 00" WEST, 222.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LOTS 3 & 4, FIRST REVISION, SECTION 3, JACKSON DOWNS, AS OF RECORD IN BOOK 8250, PAGE 296, R.O.D.C.;

THENCE, WITH SAID NORTHEASTERLY LINE, NORTH 44° 42' 00" WEST, 188.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE NORTHERN TRUST COMPANY, TRUSTEE OF THE FRED AND RUTH WAUGH FAMILY FOUNDATION TRUST DATED JUNE 18, 2018, BY DEED FROM FRED R. WAUGH AND THE NORTHERN TRUST COMPANY, CO-TRUSTEES OF THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST DATED MARCH 28, 1974, OF RECORD IN INSTRUMENT NO. 201906130057141, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

A.P.N. 085-00-0-098.00

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters of record affecting the property.

3. All matters that would be disclosed on a current and accurate ALTA survey of the property.

4. All existing zoning regulations and building codes affecting the property.

Clear/Reset

WELLS FARGO

All-purpose Acknowledgment California

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

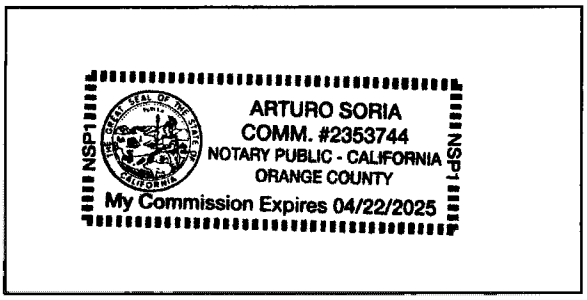
County of **Orange**

On **05/19/2021** before me, **Arturo Soria, Notary Public** (here insert name and title of the officer),

personally appeared **Kim W. Westerbeck**

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.



Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Special Warranty Deed

Document Date 05/19/2021 Number of Pages 6

Signer(s) Other Than Named Above N/A

Account Number (if applicable) NA

FO01-000DSG5350CA-01

DSG5350CA/595577 (Rev 05 - 05/21)

202105210069121

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

