Karen Johnson Davidson County
Batch# 715145 DEEDQC
09/14/2021 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210914-0122821

THIS INSTRUMENT PREPARED BY:
Richard L. Voigt, Esq.
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071
Telephone: 770-729-5700
(as counsel to Grantee only)

UPON RECORDING RETURN TO:

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Number(s):
Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071	Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071 Attn: Property Tax Dept.	09208017600 (Lot 176 / Map 92-80)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MID SOUTH WAFFLES, INC.**, a Georgia corporation and wholly-owned subsidiary of Waffle House, Inc. ("Grantor") has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **WAFFLE HOUSE, INC.**, a Georgia corporation and Grantor's parent company ("Grantee"), its heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto (the "Property").

This is unimproved Property located at 1510 Charlotte Avenue, Nashville, Tennessee 37203-2905.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor executed this instrument on this 8th day of September, 2021.

GRANTOR:

MID SOUTH WAFFLES, INC.

By: _____
Name: Ryan D. Peterson
Title: Authorized Signatory

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ryan D. Peterson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Authorized Signatory of Mid South Waffles, Inc., a Georgia corporation, and that as such Authorized Signatory and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Norcross, GA on this the 8th day of September, 2021.

Sarah C. Vanover
Notary Public
Commission Expires: 6/1/2023

SARAH C VANOVER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 01, 2023
GWINNETT COUNTY, GEORGIA

AFFIDAVIT OF VALUE

STATE OF GEORGIA)
COUNTY OF GWINNETT)

I, Ryan D. Petersen, the V.P. of Real Estate of Waffle House, Inc., a Georgia corporation, hereby swear or affirm that, to the best of my knowledge, information and belief, The actual consideration or value (whichever is greater) for this transfer is $0.00. This deed was made for the purpose of transferring property from a subsidiary company to its parent company only.

AFFIANT:

Name: Ryan D. Petersen

Subscribed and sworn before me, this 8th, day of September, 2021.

Sarah C. Vanover
Notary Public
My Commission Expires: 6/1/2023

(Affix Seal)

SARAH C VANOVER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 01, 2023

EXHIBIT "A"
PROPERTY

Tract No. 1:
LAND in Davidson County, Tennessee, being the remaining part of the Southerly part of Lot No. 18, on the Plan of the Real Estate of Samuel Watkins, deceased, as shown on plat of record in Plat Book 57, page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID remaining part of Lot No. 18 fronts 50 feet on the new relocated Northerly margin of Charlotte Avenue, formerly Cedar Street and extends back between parallel lines 58 feet, more or less, to a deadline.

Tract No. 2:
LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of the Real Estate of Samuel Watkins, deceased, as shown on plat of record in Plat Book 57, page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract No. 3:
LAND in Davidson County, Tennessee, being Lot No. 29 an the northerly 50 feet of Lot No. 30, on the Plan of the Samuel Watkins Plan of Lots, as shown on plat of record in Plat Book 21, page 134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED in the description of Tracts 2 and 3 are two strips or tracts of land, 42 feet more or less in width, conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, by Herman Rosenblum and Elizabeth L. Rosenblum and described by instrument of record in Book 4489, Page 557, in the Register's Office for Davidson County, Tennessee, to which instrument reference is herein made.

Being the same property conveyed to Mid South Waffles, Inc., a Georgia corporation, in Instrument No. 20141217-0115437, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, 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 9/9/21 (date of document).

Affiant Signature

9/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRIÑA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY