Karen Johnson Davidson County
Batch# 723574 DEEDWARR
09/24/2021 11:11:30 AM 6 pgs
Fees: $33.00 Taxes: $4,574.57
20210924-0128563

THIS INSTRUMENT PREPARED BY:

James F. Watkins, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF ALABAMA
COUNTY OF MOBILE

The actual consideration or value, whichever is greater, for this transfer is $1,236,369.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2021.

Notary Public
My Commission Expires: 08/10/2024

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Waffle House, Inc. Post Office Box 6450 Norcross, Georgia 30091	New Owner	128 00 0 115.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EZELL, LLC**, a Nevada limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **WAFFLE HOUSE, INC.**, a Georgia corporation ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **767 Highway 70 South, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed to be effective for all purposes as of the 21 day of September, 2021.

EZELL, LLC,
a Nevada limited liability company

By: Ezell Holdings, LLC, an Alabama limited liability company
As its sole member

By: Elissa E. Watkins
Elissa E. Watkins, Manager

STATE OF ALABAMA)
)
COUNTY OF MOBILE)

Before me, a Notary Public, of the state and county aforementioned, personally appeared, Elissa E. Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of Ezell Holdings, LLC, an Alabama limited liability company, the sole member of Ezell, LLC, a Nevada limited liability company, the within named bargainor, and that such person, as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Manager.

Witness my hand, at office, this 21st day of September, 2021.

Sandra Lucas Daniel
Notary Public

My Commission Expires: 08/10/2024

SANDRA LUCAS DANIEL NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

Legal Description

(Unit 561)

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the Ninth Civil District, County of Davidson, state of Tennessee, more particularly described as follows:

Beginning at an iron stake beside a broken concrete monument, said stake being in the northerly margin of U.S. 70-S, State Route 1, the Memphis Bristol highway, and south 53 degrees 12 minutes east a distance of 275.20 feet from a concrete highway monument at the northeasterly intersection of U.S. 70-S and Interstate Highway I-40; thence North 15 degrees 5 minutes east a distance of 200.0 feet to an iron stake; thence south 53 degrees 12 minutes east a distance of 225.00 feet to an iron stake; thence south 15 degrees 5 minutes west a distance of 200.00 feet to an iron stake in the northerly margin of U.S. 70-S; thence north 53 degrees 12 minutes west a distance of 225.00 feet to the beginning.

Together with an easement for sewerage lines acquired by Chevron Oil Company (now Chevron U.S.A., Inc.) from Gail S. Teter and wife, Frances W. Teter, by Deed of Easement dated January 25, 1972, and recorded in Book 4571, Page 799, the Register's Officer's for Davidson County, Tennessee, over and across a tract of land in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly line of Chevron Oil site, said point being North 53 degrees 12 minutes west, 26.0 feet from the northeasterly corner of said Chevron oil site. Thence south 87 degrees 23 minutes east, 107.2 feet. Thence south 65 degrees 53 minutes east, 125.0 feet. Thence south 39 degrees 7 minutes west, 125.0 feet. Thence north 45 degrees 53 minutes west, 175.0 feet to a point in the easterly line of Chevron Oil site. Thence north 15 degrees 5 minutes east, 16 feet to the northeast corner of Chevron Oil site. Thence north 53 degrees 12 minutes west, 26.0 feet to the point of beginning.

Together with an easement for an ingress/egress driveway connecting the entrance drives of Treetop Enterprises, Inc. and Gate Petroleum Company described as follows:

Beginning at an iron pin in the north right-of-way line of U.S. Highway 70-S, said pin being a common corner of Treetop Enterprises, Inc. and Gate Petroleum Company; Thence with the north right-of-way line of U.S. Highway 70-S, north 53 degrees 12 minutes O seconds west, 38.50 feet to a point; Thence leaving U.S. Highway 70-S, north 17 degrees 10 minutes 13 seconds east, 25.48 feet to a point; Thence south 53 degrees 12 minutes O seconds east, 37.50 feet to a point in the property line between Gate Petroleum Company and Treetop Enterprises, Inc. Thence with the common line between Gate Petroleum Company and Treetop Enterprises. Inc., south 15 degrees 5 minutes 0 seconds west. 25.83 feet to the point of beginning. Containing 912 square feet, more or less. such easement being of record in Book 6638, Page 859, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ezell, L.L.C a Nevada Limited Liability Company, 87.607%, E.E.E., L.L.C, a Nevada Limited Liability company, 4.131%, J.C. Ezell, L.L.C, a Nevada limited liability Company, 4.131% and

W.C. Ezell, L.L.C, a Nevada Limited Liability Company, 4.131%, in undivided interests as tenants in common, by Warranty Deed from Treetop Enterprises, Inc., a Tennessee corporation dated July 26, 1999 and recorded July 30, 1999 in Book 11597, Page 356, in said Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. Any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on or under the Property.

3. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

4. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et. seq.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G.S. Teter, as recorded in Plat Book 4470, Page(s) 135 and amended by the termination of easement recorded at Book 6782 Page 682.

6. Easement for Driveway and construction slope, recorded in Book 6638 Page 859.

7. Easement for Utility, recorded in Book 11593 Page 976.

8. Easement for Agreement for Dedication of Public Utilities, recorded in Book 11661 Page 447.

All recording references are to the records maintained in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, J. David Brady, Jr., 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 September 21, 2021.

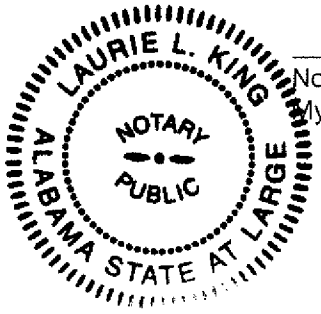
Name: J. David Brady, Jr.

Title: Secretary/Treasurer

STATE OF ALABAMA

COUNTY OF MOBILE

Sworn to and subscribed before me on September 22, 2021.



Notary's Signature

My Commission Expires: 7/10/23