Karen Johnson Davidson County
Batch# 723577 DEEDQC
09/24/2021 11:19:30 AM 6 pgs
Fees: $33.00 Taxes: $0.37
20210924-0128568

FAIR CASH VALUE CERTIFICATE

I, the undersigned, do hereby certify, the property herein conveyed is transferred for cash consideration. I further certify that the full estimated fair cash value of the property herein conveyed is $100.00.

Treetop Enterprises, Inc., a Tennessee corporation

By: Elissa E. Watkins

As its: Manager

STATE OF ALABAMA
COUNTY OF MOBILE

The foregoing FAIR CASH VALUE CERTIFICATE was acknowledged and sworn to before me on September 21, 2021 by ELISSA E. WATKINS, as an Authorized Representative of Treetop Enterprises, Inc..

My commission expires: 5/20/24

J. David Brady
Notary Public

J. David Brady, Jr.
Notary Public
State of Alabama
My Commission Expires:
5/20/24

{06134035.1}

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071	127 00 081.00	Mid South Waffles, Inc. c\o Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071 Attention: Property Tax Dept
This instrument prepared by: James F. Watkins 103 Lanier Avenue Mobile, Alabama 36601		

QUITCLAIM DEED

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, 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 legal sufficiency of all of which are hereby acknowledged, the TREETOP ENTERPRISES, INC., a Tennessee corporation and EZELL, LLC, Nevada limited liability company, (hereinafter referred to collectively as the "Grantor"), have bargained and sold, and by these presents do quitclaim, transfer, and convey to WAFFLE HOUSE, INC., a Georgia corporation (the "Grantee"), Grantee's successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), and subject to the encumbrances of title and reservations by Grantor as set forth on said Exhibit "A";

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has executed this Deed on the day and date set forth in its acknowledgment.

TREETOP ENTERPRISES, INC., a Tennessee corporation in dissolution as a part of its winding up

By: Elissa E Watkins
Elissa E. Watkins
As its: Authorized Representative

EZELL, LLC, a Nevada limited liability company

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

By: Elissa E Watkins
As its Manager

STATE OF ALABAMA
COUNTY OF MOBILE

Before me, Sandra Lucas Hamil, a Notary Public of said County and State, 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 herself to be the Authorized Representative of Treetop Enterprises, Inc., a Tennessee corporation, the within named bargainer, a corporation in dissolution and as a part of the winding up, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the Authorized Representative.

WITNESS MY HAND and Notarial Seal at Office, this 21st day of September, 2021.

Sandra Lucas Hamil
Notary Public

My Commission expires: 08/10/2024

SANDRA LUCAS HAMIL NOTARY PUBLIC ALABAMA STATE AT LARGE

{06134035.1}

_STATE OF ALABAMA
COUNTY OF MOBILE

Before me, Sandra Lucas Hamil **a Notary Public of said County and State, 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 herself to be the Manager of Ezell Holdings, LLC, an Alabama limited liability company, as sole member of Ezell, LLC, a Nevada limited liability company, the within named bargainer, a corporation in dissolution and as a part of the winding up, and that she, as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as the Manager of Ezell Holdings, LLC.**

WITNESS MY HAND and Notarial Seal at Office, this 21st day of September, 2021.

Sandra Lucas Hamil
Notary Public

My Commission expires: 08/10/2024

SANDRA LUCAS HAMIL NOTARY PUBLIC ALABAMA STATE AT LARGE

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Exhibit A

(a portion of Unit No. 561)

Beginning at a point in the northeasterly margin of U.S. Highway 70-S, such point being south 53 degrees 11 minutes 26 seconds east 275.20 feet from a right-of-way monument in the northeasterly margin of U.S. Highway 70-S at the southeasterly intersection of Interstate Highway 40; thence north 29 degrees 28 minutes 25 seconds west 61.46 feet to a point; thence north 24 degrees 37 minutes 16 seconds east 55.54 feet to a point; thence north O degrees 51 minutes 15 seconds east 119.33 feet to a point; thence north 44 degrees 43 minutes 37 seconds east 77.99 feet to a point; thence north 32 degrees 53 minutes 3 seconds east 79.29 feet to a concrete monument in the margin of said interstate highway; thence south 15 degrees O minutes 52 seconds west 357.52 feet to the point of beginning.

Being the same property conveyed to Treetop Enterprises Inc., a Tennessee corporation, by Warranty Deed from Gate Petroleum Company dated September 28, 1990 and recorded October 2, 1990 in Book 8208, Page 451, in the Register's Office for Davidson County, Tennessee.

The said Treetop Enterprises Inc., a Tennessee corporation, has been dissolved and as a part of a plan of complete liquidation conveyed all rights and obligations to Ezell L.L.C., a Nevada limited liability company

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.

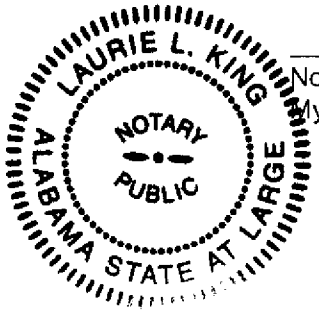
Name: J. David Brady, Jr.

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