Karen Johnson Davidson County
Batch# 723582 DEEDWARR
09/24/2021 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $2,997.00
20210924-0128573

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 $810,000.00

Elvira F. Watkins
Affiant

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

Sandra Lucas Vacek
Notary Public
My Commission Expires: 05/10/2024

NOTARY PUBLIC

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	106-00-0-070.00

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 **816 Murfreesboro Pike, Nashville, TN.**

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)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **ELISSA E. WATKINS**, whose name as Manager of Ezell Holdings, LLC, an Alabama limited liability company, sole member of Ezell, LLC, a Nevada limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company, as sole member of Ezell, LLC.

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

Sandra Lucas Mask
Notary Public

My Commission Expires: 08/10/2024

SANDRA LUCAS MASK NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

Legal Description

(Unit 950)

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

Land in Davidson County, Tennessee, being part of Lot No. 16 in Edward Trabue Property of the 29th Councilmanic District of Davidson County, Tennessee, plat of which is recorded in Minute Book 1, Pages 190 and 191, as filed in the Circuit Court of said Davidson County, Tennessee, and is shown as the Harsh Property (25 year lease to Texaco) of the plan of Edward Trabue property of record in Book 4350, Page 13, Register's Office for said County, described as follows:

Beginning at an iron pin located where the Northeast right-of-way line of Murfreesboro Road (US 41-70 South, 112 ft, right-of-way) intersects the Southeasterly right-of-way line of Spence Lane (120 ft. right-of-way); thence running North 24°42' East along said right-of-way line of Spence Lane, a distance of 200 feet to an iron pin; thence running South 48°28' East, a distance of 200 feet to an iron pin; thence, running South 24°42' West a distance of 200 feet to an iron pin on the aforementioned right-of-way line of Murfreesboro Road; thence running North 48°28' West, along said right-of- way of Murfreesboro Road, a distance of 200 feet back to the point of beginning.

Being the same property conveyed to Ezell, L.L.C., a Nevada limited liability company by Warranty deed from Treetop Realty Corp., a Tennessee corporation, of record in Book 11597, Page 366 in the Register's Office for Davidson County, Tennessee, dated July 26, 1999 and recorded on July 30, 1999.

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 Edward Trabue Property, as recorded in Book 4350, Page(s) 13.

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.

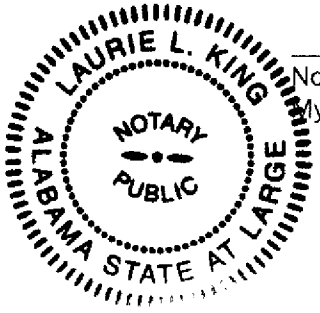
Name: J. David Brady, Jr.

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