Karen Johnson Davidson County
Batch# 724846 DEEDWARR
09/27/2021 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,771.23
20210927-0129648

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 $478,711.00

Elmo F. Watkins
Affiant

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

Sandra Lucas Hand
Notary Public
My Commission Expires: 08/10/2024

SANDRA LUCAS HAND NOTARY PUBLIC ALABAMA STATE AT LARGE

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	050-16-0-027.00

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, L.L.C.**, 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 **3304 Dickerson Pike, 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, L.L.C.,
a Nevada limited liability company

By: Ezell Holdings, LLC,
an Alabama limited liability company

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, as 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.

Notary Public

My Commission Expires: 08/10/2024

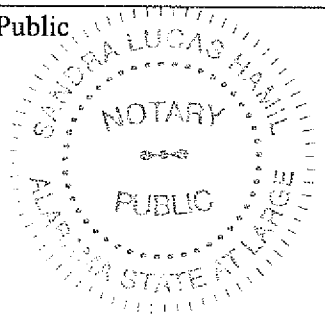


EXHIBIT A

Legal Description

(Unit 706)

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 Lot No.1 on the Plan of Treetop Enterprises, Inc., as of record in Plat Book 7900, Page 45, in the Register's Office for said County, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Ezell, L.L.C.; E.E.E., L.L.C.; W.C. Ezell, L.L.C.; and J.C. Ezell, L.L.C., each a Nevada limited liability company, by Warranty Deed from Treetop Enterprises, Inc., a Tennessee corporation, as part of a plan of complete liquidation of the corporation, of record in Book 11597, Page 356, in the Register's Office of Davidson County, Tennessee, dated July 29, 1999 and recorded on July 30, 1999. Affidavit recorded in Instrument No. 20201001- 0113058 and Affidavit of Facts affecting Title to Real Property recorded in Instrument No. 20210121-0009267.

EXHIBIT B

Permitted Encumbrances

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

2. 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.

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

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Treetop Enterprises, Inc., as recorded in Plat Book 7900, Page(s) 45.

5. Easement for Grant of Overhead Line, recorded in Book 7734, Page 271.

6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7751, Page 138 and Book 7861, Page 490.

7. Easement for Permanent, Mutual, Non-Exclusive ingress/egress access and utilities, recorded in Book 7884, Page 264 and amended by the Instrument of Correction recorded in Book 8012, Page 1.

8. Easement for Ingress/egress access and utilities, recorded in Book 7884, Page 269 and amended by the Instrument of Correction recorded in Book 8012, Page 4.

9. Easement for Installation and maintenance of sign, recorded in Book 7910 Page 298.

   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.

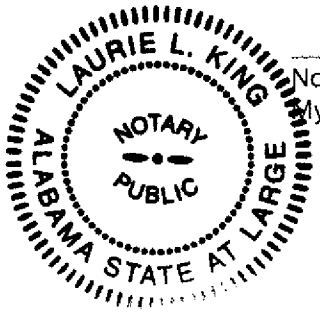
Name: J. David Brady, Jr.

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