This Instrument Prepared By:
Ice Miller LLP
250 West Street, Suite 700
Columbus, OH 43215
Attn: Ashley Laughlin

Karen Johnson Davidson County
Batch# 757283 DEEDQC
11/17/2021 03:45:26 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211117-0153357

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**Charles E. Cooke** **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**Map-Par. 091-14-0-185.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WHITE CASTLE SYSTEM, INC.**, an Ohio corporation, Grantor, has bargained and sold and does hereby transfer and convey all of Grantors' right, title and interest unto **CHARLES E. COOKE** (referred to hereinafter as "Grantee"), his heirs and assigns forever, the following described tracts or parcels of land located in Davidson County, Tennessee, described with greater particularity in **Exhibit A**, attached and incorporated by reference. This is unimproved property **also known as 311 Orlando Avenue** (the "Property").

The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 15th day of November, 2021.

GRANTOR:

WHITE CASTLE SYSTEM, INC.,
an Ohio corporation

By: _____
Russell J. Meyer
Chief Financial Officer

ATTEST:

By: _____
Anthony Joseph
Secretary

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. Meyer and Anthony Joseph with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they are the Chief Financial Officer and Secretary of WHITE CASTLE SYSTEM, INC., an Ohio corporation, the within named bargainor, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office this 15th day of November, 2021.

_____
Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

PATTI LAMBERT
Notary Public, State of Ohio
My Commission Expires 12-19-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 16 day of NOV., 2021.

NOTARY PUBLIC

My Commission Expires:

MAR. 7, 2025

GUY MILLER NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-02-2025

EXHIBIT A

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN THE 24TH COUCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOCATED BETWEEN THE INTERSECTION OF EASTERLY MARGIN OF WHITE BRIDGE PIKE, THE SOUTHERLY MARGIN OF CHARLOTTE PIKE, LYING ON THE WESTERLY MARGIN OF ORLANDO AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF CHARLOTTE PIKE AND THE WESTERLY MARGIN OF ORLANDO AVENUE;

THENCE, WITH SAID MARGIN OF ORLANDO AVENUE, NORTH 16°11'48" WEST, 255.41 FEET, TO A P.K. NAIL AT THE INTERSECTION OF SAID MARGIN OF ORLANDO AVENUE AND THE NORTHERLY MARGIN OF ALLEY NO. 1524;

THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY NO. 1524, NORTH 72°53'23" EAST, 193.38 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF WHITE BRIDGE PIKE;

THENCE, WITH SAID MARGIN OF WHITE BRIDGE PIKE, SOUTH 00° 46'36" EAST, 235.11 FEET TO AN IRON PIN;

THENCE, CONTINUING WITH SAID MARGIN OF WHITE BRIDGE PIKE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°52'29", A RADIUS OF 44.00 FEET, A TANGENT OF 33.69 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 36°39'45" WEST, 53.49 FEET, AND A LENGTH OF 57.50 FEET TO A POINT ON THE SOUTHERLY MARGIN OF CHARLOTTE PIKE;

THENCE, SOUTH 74°05'42" WEST, 88.20 FEET TO THE POINT OF BEGINNING, CONTAINING 40,288.68 SQUARE FEET OR 0.92 ACRES.

BEING THE SAME PROPERTY CONVEYED TO WHITE CASTLE SYSTEM, INC., BY DEED FROM LLOYD L. HOLDEN AND WIFE, ALICE C. HOLDEN, OF RECORD IN BOOK 6622, PAGE 352, DATED AUGUST 2, 1985, SAID REGISTER'S OFFICE.

THIS IS NOT THE SAME DESCRIPTION USED IN THE LAST DEEDS OF RECORD. THE DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM A SURVEY PREPARED BY DAVID P. BRACKMAN, TENN. RLS NO. 1684, WITH BRACKMAN LAND SURVEYING, DATED JULY 3, 2021, AND LAST REVISED NOVEMBER 3, 2021, AND DESIGNATED AS JOB NO. 21093.