Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: HK-22-217Reb

Karen Johnson Davidson County
Batch# 942800 DEEDWARRSP
11/18/2022 12:28:30 PM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20221118-0122750

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HTG Restaurant Group, LLC 5484 Lickton Pike Goodlettsville, TN 37072	92-15-102	Same as New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (EBH) 1201 Villa Place, Suite 200, Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JKS INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantor"), whose address is 217 Louise Avenue, Nashville, TN 37203, has bargained and sold, and by these presents transfers and conveys to **HTG RESTAURANT GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 217 Louise Avenue, Nashville, Davidson County, Tennessee, 37203.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

Affiant

Subscribed and sworn to before me this 14 day of ~~October~~ November, 2022.

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-2025

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 31 day of October, 2022.

GRANTOR:

JKS INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
Name: J. Michael Kelly
Title: President/Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jonathon D. Mason, the undersigned, a Notary Public in and for said County and State, J. Michael Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and Manager of JKS Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such President and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President and Manager.

31st WITNESS my hand and seal ~~at office~~ in Nashville, Tennessee, on this the 31st day of October, 2022.

_____
Notary Public

My Commission Expires: _____

JONATHON D. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2023

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 14 and the northerly 42 feet of Lot No. 13 on the Plan of P.D. Maddin's Subdivision of Part of the Elliston Property, as of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, that part of a 10-foot alley in the rear of said lots and the northeast part of Lot No. 14 on the plan of part of the Elliston property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as a whole as follows:

Beginning at the southwest corner of Louise Avenue and State Street, thence with the westerly margin of said Avenue, southerly 92 feet to the northeast corner of the property conveyed to Virginia P. Goodpasture by deed from J.M. Medlin and Company, Inc., of record in Book 2903, page 533, said Register's Office, thence with said Goodpasture's northern boundary line westerly 168 feet to the easterly margin of an alley opened by agreement of record in Book 185, page 55, said Register's Office; thence with the easterly margin of said alley northerly 92 feet to the southerly margin of State Street, thence with the same easterly 168 feet to the beginning.

Being the same property conveyed to JKS Investments, LLC, a Tennessee limited liability company, by William A. Kelly by Warranty Deed dated as of December 30, 2009 and recorded December 30, 2009 as Instrument No. 20091230-0118683 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real property taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF P.D. MADDIN'S SUBDIVISION OF PART OF THE ELLISTON PROPERTY, as recorded in Book 57, Page(s) 139 in the Register's Office of Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF THE ELLISTON PROPERTY, as recorded in Plan Book 1, Page(s) 105 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Mackenzie Hudson, 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 November 18, 2022.

Affiant Signature

11-18-2022
Date

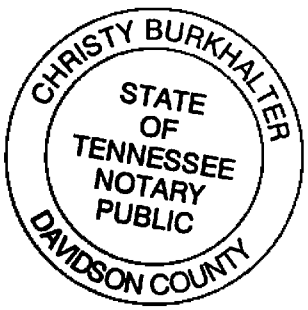
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. HK-22-217refi