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

Karen Johnson Davidson County
Batch# 942800 DEEDQC
11/18/2022 12:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221118-0122751

QUITCLAIM DEED

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

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 (the "Grantor"), does quitclaim unto **HTG RESTAURANT GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant:

Subscribed and sworn to before me this 18 day of November, 2022.

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-2025

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 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.

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

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

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

Land lying the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being the property identified as Tax Parcel # 09215010200, recorded as instrument # DB-20091230 0118683 the Davidson County Register of Deeds Office with an address of 217 Louise Avenue, Nashville, TN, also shown on the survey of Cliff McGill RLS 2699 dated August 29th, 2022, and being more fully described to-wit:

Commencing at a half inch iron pipe found at the southwest corner of Louise Development LLC, recorded as instrument # DB-20150225 0016204 in the Davidson County Register of Deeds Office; thence N 31°08'24" W, 60.00' to the Point of Beginning at a new half inch iron rod with cap inscribed, "C McGill RLS 2699" set on the easterly right of way of a 12 foot wide alley, the southwest corner of the described property; thence along the alley with the westerly line of the described property N 30°31'48" W, 92.12' to a MAG Nail with disc inscribed "Cliff McGill TNRLS 2699" set in the asphalt parking lot on the southerly right of way of State Street, a 50 foot public right of way; thence along State Street N 59°22'57" E, 169.93' to a MAG Nail with disc inscribed "Cliff McGill TNRLS 2699", set at the intersection of the right of way of State Street in a concrete curb, and the westerly right of way of Louise Avenue, a 50 foot public right of way; thence along Louise Avenue S 30°31'48" E , 92.12' to a MAG Nail with disc inscribed " Cliff McGill TNRLS 2699" set in the top of a metal bollard post filled with concrete at the south east corner of the described property, the northeast corner of Louise Development LLC; thence along the northerly line of Louise Development LLC, S 59°22'57" W, 169.93' to the Point of Beginning containing 0.36 acres more or less per survey of Cliff McGill RLS 2699 dated 8/29/2022.

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.

This also being the same property conveyed from Grantor to Grantee by Special Warranty Deed recorded simultaneously herewith in Instrument No. _202211180122750__, in the Register's Office of 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

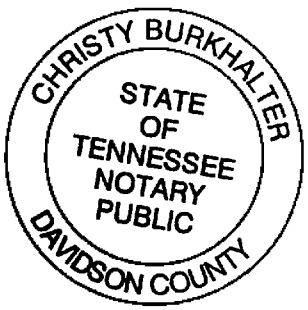
State of TENNESSEE
County of DAVIDSON

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