This Instrument prepared by:

Miller & Martin PLLC
Attn: Clifton R. Henry
832 Georgia Ave., Suite 1200
Chattanooga, Tennessee 37402

Karen Johnson Davidson County
Batch# 949802 DEEDWARRSP
12/09/2022 11:27:30 AM 6 pgs
Fees: $33.00 Taxes: $9,879.00
20221209-0128295

After Recording Return To:

Buckeye Apartments LLC
1113 Murfreesboro Rd, Ste 106, #104
Franklin, TN 37064

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Buckeye Apartments LLC 1113 Murfreesboro Rd Ste 106, #104 Franklin, TN 37064	Hardee's Food Systems, Inc. Attn: Legal Counsel 100 North Broadway, Suite 1200 St. Louis, MO 63102	026-00-0-093.00

SPECIAL WARRANTY DEED

RONALD W. LACKEY, TRUSTEE OF THE LACKEY FAMILY TRUST DATED DECEMBER 20, 1993 ("Grantor"), whose address is 968 Carson Drive, Sunnyvale, California 94086, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration received from **BUCKEYE APARTMENTS LLC**, a California limited liability company ("Grantee") whose address is 1113 Murfreesboro Rd, Ste 106, #104, Franklin, TN 37064, the receipt and sufficiency of which are hereby acknowledged, on this 9th day of December, 2022, has granted, sold, transferred and conveyed, and does hereby grant, sell, transfer and convey to Grantee, in fee simple, all that certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description (collectively, the "Property");

TO HAVE AND TO HOLD the Property, together with all improvements thereon and any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the day and year first above written.

GRANTOR:

LACKEY FAMILY TRUST DATED DECEMBER 20, 1993

By: Ronald W Lackey
Name: Ronald W. Lackey
Title: Trustee

[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
: ss.
COUNTY OF SANTA CLARA)

On December 07, 2022, before me, CHRISTOPHER J BUTLER, Notary Public, personally appeared **Ronald W. Lackey**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Notary Seal]

CHRISTOPHER J. BUTLER
Notary Public - California
Alameda County
Commission # 2302069
My Comm. Expires Aug 22, 2023

Signature of Notary Public

CHRISTOPHER J BUTLER
Printed Name of Notary

My Commission Expires: 08-22-2023

CONSIDERATION AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $2,670,000.00.

AFFIANT:

BUCKEYE APARTMENTS LLC,
a California limited liability company

By: _____
Name: Vanessa Erickson
Title: Manager

Subscribed and sworn to (or affirmed) before me on this 7th day of December 2022, by Nirav B Patel Vanessa Erickson, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NIRAV PATEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 24, 2023

Signature _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, being Lot No. 1 on the Plan of Northgate Park, Section Ten, as of record in Book 6200, page 82, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of South Cartwright Street, said point being the northeast corner of Parthenon, Inc.'s property of record in Book 5380, page 265, said Register's Office, and the southeast corner of the herein described property; thence with Parthenon, Inc.'s property South 74 deg. 06 min. 36 sec. West 315.63 feet to a point in the now being used northerly margin of the L & N Railroad right of way; thence North 12 deg. 30 min. 00 sec. West 208.29 feet to a point; thence North 77 deg. 30 min. 00 sec. East 20.00 feet to a point; thence North 12 deg. 30 min. 00 sec. West 28.13 feet to a point in the southerly margin of Long Hollow Pike; thence with said margin, North 77 deg. 34 min. 10 sec. East 79.78 feet to a point; thence continuing with said margin in an easterly direction along a curve having a radius of 2,906.79 feet, a distance of 173.48 feet to a point, which is located at the beginning of a curve; thence in a southeasterly direction around said curve, having a radius of 25.00 feet, a distance of 38.80 feet to a point in the westerly margin of South Cartwright Street; thence with said margin, South 16 deg. 55 min. 41 sec. East 193.25 feet to a point, which is the beginning of a curve; thence continuing with said margin along said curve, having a radius of 305.00 feet, a distance of 6.93 feet to the point of beginning, and containing 1.59 acres, more or less.

Being the same property conveyed to Ronald W. Lackey and Betty Lackey, Trustee of the Lackey Family Trust dated December 20, 1993, from Spardee's Realty, Inc., by Special Warranty Deed of record as Instrument Number 20111114-0088848, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erwin J. Broekhuis, 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 December 9, 2022 (date of document).

Affiant Signature

12/9/2022
Date

State of Michigan

County of Kent

Sworn to and subscribed before me this 9th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/11/2029

NOTARY'S SEAL

DANIEL REDMON
NOTARY PUBLIC - MICHIGAN
KENT COUNTY
ACTING IN THE COUNTY OF KENT
MY COMMISSION EXPIRES APRIL 11, 2029

