Karen Johnson Davidson County
Batch# 961742 DEEDQC
01/17/2023 01:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230117-0003769

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of August, 2022, but effective as of the 31st day of August, 2022 (the "Effective Date"), by and between **BURGER KING CORPORATION**, a corporation organized and existing under and by virtue of the laws of the State of Florida ("Grantor"), and **BURGER KING COMPANY LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Florida ("Grantee"),

WITNESSETH: That Grantor does hereby quitclaim, convey and release unto Grantee all of Grantor's rights, title, interest and claim in and to the following described real estate:

> **ALL THAT LOT OR PIECE OF GROUND**, with all buildings and improvements situated thereon, together with all and singular easements, privileges, benefits, licenses, permits, strips and gores, water rights and powers, rights, members, liberties, reversions and remainders, appurtenances, premises and hereditaments belonging to or in anywise thereto incident or appertaining to, now or hereafter, situated in the County of Davidson, State of Tennessee, all as more fully described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, and any of Grantor's rights, title, interest and claim thereunto unto Grantee, its heirs, or successors and assigns forever.

This is a transfer in connection with a reorganization of an entity and the beneficial ownership is not changed. There is no cash consideration for this transfer.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written, but effective as of the Effective Date.

BURGER KING CORPORATION,
a Florida corporation

By: _____
Michele Keusch, Assistant Secretary

* *

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned Notary Public in the State and County aforesaid, personally appeared Michele Keusch with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Assistant Secretary of Burger King Corporation the within named bargainor, a corporation, and that she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Secretary.

WITNESS my hand and Official Seal at office this 29 day of August 2022.

Sharalea Andrade
Notary Public
My commission expires _____

SHARALEA ANDRADE
MY COMMISSION # GG 960779
EXPIRES: June 20, 2024
Bonded Thru Notary Public Underwriters

[Acknowledgement Page to Warranty Deed]

[Deed Signature Page for BK # 03940 – NASHVILLE, TN]

Tax Parcel Identification Number 083-05-0-044.00

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

BURGER KING CORPORATION

By:_____
Michele Keusch, Assistant Secretary

SUBSCRIBED AND SWORN to before me this 29 day of August, 2022.

My Commission Expires: _____

SHARALEA ANDRADE
MY COMMISSION # GG 960779
EXPIRES: June 20, 2024
Bonded Thru Notary Public Underwriters

Sharalea Andrade
Notary Public

Property address 728 Gallatin Road, Nashville, Tennessee 37206-3235
This Property was acquired by Grantor in Deed Book 6155, Page 187
Mail tax bills to: (Person or Agency responsible for payment of taxes)
And Name and Address of New Owner:
Burger King Company LLC
Attn: Property Tax Department,
5707 Blue Lagoon Drive
Miami, Florida 33126

THIS INSTRUMENT PREPARED BY:
Jonathan B. Cerise, Esq.
Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112

State tax _____ $ _____
Register's fee _____
Recording fee _____
Total _____

T.G. # _____

RETURN TO:
Jonathan B. Cerise, Esq.
Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112

[Deed Signature Page for BK # 03940 – NASHVILLE, TN]

EXHIBIT "A"
BK 03940
Legal Description

TRACT 1:

Being two parcels of land in Nashville, First Civil District, Davidson County, Tennessee, located in the southwest quadrant of Seymour Avenue and Gallatin Road (U.S. 31E), being Lots 8 and 9 (constituting Parcel 1) and Lots 11 and 12 (constituting Parcel 2) shown on Block "A" on the plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

PARCEL 1: BEGINNING at an iron pin in the southerly margin of Seymour Avenue, said point being N. 82 deg. 51' W, 270.00 feet from the westerly margin of Gallatin Road; thence, along said southerly margin of Seymour Avenue S. 82 deg. 51' E, 100.00 feet to a point; thence, leaving said margin S. 06 deg. 22' W, 150.00 feet to a point in the northerly margin of a 12-foot alley no. 1003; thence, with said margin of alley no. 1003 and the rear off Lots 8 and 9, N. 82 deg. 51' W, 100.00 feet to an iron pin, rear corner of Lot Nos. 7 and 8; thence, leaving said alley with the line between said lots and with a fence line, N. 06 deg. 22' E, 150.00 feet to the point of beginning, containing 15,000 square feet or 0.34 acres, more or less.

PARCEL 2: BEGINNING at the point of intersection of the southerly margin of Seymour Avenue and the westerly margin of Gallatin Road, said point being the northeast corner of Lot 12; thence, with the margin of Gallatin Road, S. 19 deg. 30' W, 153.54 feet to an iron pin in the northerly margin of a 12-foot alley no. 1003; thence, leaving said

Gallatin Road with said margin of alley no. 1003 and the rear of Lot Nos. 11 and 12, N 82 deg. 51' W, 85.09 feet to a point, rear corner of Lot Nos. 11 and 12; thence, leaving said alley with the line between said lots No. 06 deg. 22' E, 150.00 feet to a point in the southerly margin of Seymour Avenue; thence, with said southerly margin S. 82 deg. 51' E, 120.00 feet to the point of beginning, containing 15,378 square feet or 0.35 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50.00 feet on the southerly side of Seymour Avenue and runs back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Burger King Corporation by Warranty Deed dated 10/11/1983 from Robert Clyde Cox and wife, Rose Cox of record in Book 6155, Page 184, Register's Office for Davidson County, Tennessee. (as to Lot 10)

And being the same property conveyed to Burger King Corporation by Warranty Deed dated 10/11/1983 from Patton-Warner Tate Company, Inc., a Tennessee corporation of record in Book 6155, Page 187, Register's Office for Davidson County, Tennessee. (as to Lots 8, 9, 11, 12)

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 January 17, 2023.

Affiant
Date: January 17, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of January, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY