Karen Johnson Davidson County
Batch# 961883 DEEDQC
01/18/2023 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0003974

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.

____
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 # 02722 – ANTIOCH, TN]

Tax Parcel Identification Number 163-00-0-247.00

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 5300 Hickory Hollow Parkway, Antioch, Tennessee 37013-3110
This Property was acquired by Grantor in Deed Book 5488, Page 357
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 # 02722 – ANTIOCH, TN]

EXHIBIT "A"

BK 02722
Legal Description

A parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, being Tract A7 on the Plan of Hickory Hollow Mall, Section 11, of record in Book 5190, page 327, Register's Office for Davidson County, Tennessee, bounded on the north by Bell Road and on the west by Hickory Hollow Parkway, more particularly described as follows:

Beginning at a point in the northerly margin of Hickory Hollow Parkway, 280.18 feet from the centerline of Bell Road; thence, N 43° 08' 11" W, 150.45 feet to a point, the beginning of a curve to the right; thence, with said curve having a central angle of 95° 10' 33", a radius of 50.00 feet and a distance of 83.06 feet to a point, the beginning of a curve to the right; thence, easterly with said curve having a central angle of 3° 34' 07", a radius of 2,790 feet and a distance of 173.78 feet to a point; thence, S 38° 28' 10" E, 179.76 feet to a point; thence S 43° 08' 11" E, 217.30 feet to a point in the northerly margin of Hickory Lane; thence, westerly with a curve to the right along Hickory Lane having a central angle of 08° 08' 02", a radius of 270.00 feet and a distance of 38.33 feet to a point; thence north 43° 08' 11" west 35.00 feet to a point; thence north 33° 27' 12" west 70.38 feet to a point; thence north 43° 08' 11" west 124.00 feet to a point; thence south 46° 51' 49" west 187.34 feet to the point of beginning.

Being the same property conveyed to Burger King Corporation, a Florida corporation by Warranty Deed dated 08/23/1979 from Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, together doing business as Hickory Hollow Associates, a joint venture of record in Book 5488, Page 357, Register's Office for Davidson County, Tennessee.

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