THIS INSTRUMENT PREPARED BY:
Jeffrey D. Ostlie, Esq.
Jeffry D. Ostlie, P.A.
19 E. Central Blvd., Third Floor
Orlando, Florida 32801

AND RETURN TO:
Steak n Shake Inc.
107 South Pennsylvania Street, Suite 400
Indianapolis, Indiana 46204
Attention: Vice President – Legal
Property Appraisers Parcel
Identification (Folio) No.(s): 034-06-0-053.00

Karen Johnson Davidson County
Batch# 1026712 DEEDWARR
07/14/2023 03:47:30 PM 6 pgs
Fees: $33.00 Taxes: $5,124.50
20230714-0054286

Warranty Deed

THIS TRUSTEE'S DEED, executed this 5 day of July, 2023, by EDMUND D. COLLIER AND THERESA L. COLLIER, individually and as trustees of THE EDMUND AND THERESA COLLIER REVOCABLE LIVING TRUST, created May 22, 1995, and amended and restated on September 13, 2013 ("Grantor"), to STEAK N SHAKE, INC. an Indiana corporation whose address is 107 South Pennsylvania Street, Suite 400, Indianapolis, Indiana 46204 ("Grantee").

(Wherever used herein the terms Grantor and Grantee shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alien, remise, release, convey and confirm unto the said party of the second part, their successors and assigns forever, the following described real property situate in **Davidson** County, Tennessee, being more particularly described as follows:

See Exhibit A

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, which the Grantor had in and to the said premises.

TO HAVE AND TO HOLD the same unto the Grantee, their successors and assigns forever, as fully and effectually to all intents and purposes in law as the Grantor might, could or ought to sell and convey the same.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above; however, reference herein shall not reimpose same.

And the Grantor does hereby covenant with the Grantee, their successors and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, by means of which the above-described property or title thereto, or any part thereof, now is or may be at any time hereafter impeached, charged or encumbered in any manner whatsoever.

[Signatures appear on following page]

IN WITNESS WHEREOF, the said Grantor has set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature of Witness
Printed Name Randell Puryear

GRANTOR:

EDMUND D. COLLIER, individually and as trustee of THE EDMUND AND THERESA COLLIER REVOCABLE LIVING TRUST, created May 22, 1995, and amended and restated on September 13, 2013

Signature of Witness
Printed Name DANIEL CASTANEDA

THERESA L. COLLIER, individually and as trustee of THE EDMUND AND THERESA COLLIER REVOCABLE LIVING TRUST, created May 22, 1995, and amended and restated on September 13, 2013

STATE OF _____
COUNTY OF _____

The foregoing instrument was executed and acknowledged before me, by means of ____ physical appearance or ____ online notarization, on _____, by EDMUND D. COLLIER AND THERESA L. COLLIER, individually and as trustees of THE EDMUND AND THERESA COLLIER REVOCABLE LIVING TRUST, created May 22, 1995, and amended and restated on September 13, 2013.

Personally known ____
or Produced Identification ____
Type of Identification Produced ____

Please see on attachment Acknowledgment

Notary Public
Print Name:
My Commission Expires:

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot 5 of The Resubdivision of Lot 5 of the Revised Master Plat Rivergate Place of record in Plat Book 9700, Page 320,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edmund D. Collier, trustee and Theresa L. Collier, trustee of the Edmund and Theresa Collier Revocable Living Trust dated May 22, 1995 and amended and restated on September 13, 2017 by Special Warranty Deed from Shanan L. Campbell, as trustee of the Stewart Campbell Jr Legacy trust of record in Instrument No. 20201117-0135289 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 17, 2020.

CALIFORNIA ALL PURPOSE 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 }

COUNTY OF Riverside }

On 07.5.2023 *Date* before me, Dipali J. Patel *Insert Name and Title of the officer* Notary Public, personally appeared Edmund D. Collier And Theresa L. Collier

Name(s) of Signer(s)

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.

DIPALI J. PATEL
Notary Public - California
Riverside County
Commission # 2345989
My Comm. Expires Feb 9, 2025

Signature: DJPatel

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustee's Deed Document Date:_____

Number of Pages:_____ Signer(s) Other Than Named Above:_____

Capacity(ies) Claimed by Signer(s)

Signers Name:_____	Signers Name:_____
❑ Corporate Officer – Title(s)_____	❑ Corporate Officer – Title(s)_____
❑ Partner - ❑ Limited ❑ General	❑ Partner - ❑ Limited ❑ General
❑ Individual ❑Attorney in Fact	❑ Individual ❑Attorney in Fact
❑ Trustee ❑Guardian or Conservator	❑ Trustee ❑Guardian or Conservator
❑ Other:_____	❑ Other:_____
Signer is Representing:_____	Signer is Representing:_____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,385,000.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2023.

_____
Notary Public

ROBIN SHRAKE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 6.26.27

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 7/5/2023 (date of document).

Affiant Signature

7/14/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY