Karen Johnson Davidson County
Batch# 1137623 DEEDWARRSP
05/21/2024 02:16:30 PM 6 pgs
Fees: $33.00 Taxes: $4,027.36
20240521-0037853

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Esq.
Holland & Knight, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Return to: Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252206241J**

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
VRE Tasty 7 Pack, LLC 351 E Hudgins St. Grapevine, TX 76051	Tasty Chick'n Southeast LLC 6201 West Plano Parkway, Suite 200 Plano, TX 78093	13400019000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JRN, INC.**, a Tennessee corporation, having an address of 209 West 7th Street, Columbia, TN 38401, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **VRE TASTY 7 PACK, LLC**, a Texas limited liability company, having an address of 351 E Hudgins St., Grapevine, TX 76051, hereinafter called "Grantee", its successors and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 336 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2024.

JRN, INC.

By: _____

Name: Brett A. Neal

Title: Chief Operating Officer

STATE OF Tennessee)

COUNTY OF Maury)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brett A. Neal, 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 Chief Operating Officer of JRN, INC., the within named bargainor, a Tennessee corporation, and that he as such Chief Operating Officer, 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 such Chief Operating Officer.

Witness my hand and seal, at office in Columbia, Tennessee, this the 8th day of May, 2024.

_____

NOTARY PUBLIC

My Commission Expires: 05.19.27

ANGELA S. GIBBONS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF Virginia)
COUNTY OF Henrico)

The actual consideration or value, whichever is greater, for this transfer is $1,088,475.00.

R. Chris Newman
Affiant

Subscribed and sworn to before me this
15th day of May, 2024.

Notary Public

My Commission Expires: 10/31/2024

DEBORAH MICHELLE COFFEY
NOTARY PUBLIC
MY COMMISSION NUMBER 7550341
COMMONWEALTH OF VIRGINIA

Notary Public

My Commission Expires: _____

Exhibit A

Legal Description

Situate in the first (1st) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 4 of the Plan of Oak Brook Square & Re-subdivision of Lot 1 of Section II, Harding Place North as shown by a map of record in Plat Book 6250 at page 713 in the Davidson County, Tennessee Register of Deeds Office.

Beginning at the point of intersection of the North right of way margin of Harding Place and the East right of way margin of Metroplex Drive, thence North 04 deg. 47' 52" East 25.00 feet to a concrete ion pin being the True Point of Beginning; thence North 04 deg. 47' 52" East 175.00 feet to an iron pin; thence North 89 deg. 17' 34" East 198.91 feet to an iron pin; thence South 04 deg. 41' 28" West 219.09 feet to an iron pin; thence North 85 deg. 12' 08" West 173.40 feet to an iron pin: thence with a curve to the right (having a central angle of 90 deg. 00' 00" and a radius of 25.00 feet) a distance of 39.27 feet to a iron pin being the True Point of Beginning containing 41,399.62 square feet or 0.9504 acres, more or less.

Being the same property conveyed to JRN, Inc., a Tennessee corporation (by virtue of General Warranty Deed from KFC National Management Company, dated June 22, 1999, recorded June 22, 1999, in Book 11538, Page 542, in the Register's Office for Davidson County, Tennessee).

202405210037853

Exhibit B

Permitted Exceptions

1. All taxes for the fiscal year 2024 after the effective date hereof and subsequent years, not yet due and payable.

2. Subject to any and all matters shown by map of record in Plat Book 6250 at page 713 in the Davidson County, Tennessee Register of Deeds office.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 May 8, 2024 (date of document).

K Hogan
Affiant Signature

May 20, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 20th day of May, 2024.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027