Karen Johnson Davidson County
Batch# 1137821 DEEDWARRSP
05/22/2024 10:44:30 AM 6 pgs
Fees: $33.00 Taxes: $2,946.91
20240522-0038102

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- **TN252206242J**

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	14908002200

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 2634 Murfreesboro Pike, Nashville, TN 37217.

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.

Angela S. Gibbons
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 $ $796,462.00.

Affiant

Subscribed and sworn to before me this
15 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

A tract of land in the Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith-Associates, Inc., dated September 25, 2001, Job Number 2001-089, Work Order 6790, and proceeding as follows:

Beginning at an iron rod (new) on the Westerly right-of-way line of Bell Road, right-of-way width varies, at the Northerly end of the Northwesterly return curve at the intersection of the Westerly right-of-way line of Bell Road and the Northeasterly right-of-way line of Murfreesboro Pike (State Route 1, U.S. Highway 70S and 41) right-of-way width varies, as widened; thence,

1. With said return curve to the right having a radius of 38.00-feet, a central angle of 140 degrees 56 minutes 18 seconds, for an arc length of 93.47 feet to an iron rod (new) on the Northeasterly right-of-way line of Murfreesboro Road; said curve has a chord bearing and distance of South 80 degrees 12 minutes 18 seconds West, 71.63 feet; thence,

2. With the Northeasterly right-of-way line of Murfreesboro Pike, as widened, North 36 degrees 59 minutes 02 seconds West, 146.86 feet to an iron rod (new); thence,

3. North 36 degrees 58 minutes 54 seconds West, 10.60 feet to an iron rod (new); thence,

4. North 38 degrees 07 minutes 27 seconds West, 56.63 feet to an iron rod (new) at the Southeast property corner of James R. Creager and wife, Mary Nell Creager, Trustee as of record in Book 9517, Pages 442, 444 and 446, Register's Office for Davidson County, Tennessee; thence,

5. Leaving the Northeasterly right-of-way line of Murfreesboro Road with the Southeasterly property line of said Creager, North 37 degrees 14 minutes 58 seconds East, 178.81 feet to an iron rod (old) in concrete at the Southwest property comer of Otis W. Charlton, Jackie W. Charlton, and Marjorie Joyce Charlton as of record in Instrument No. 200102080012439, Register's Office for Davidson County, Tennessee; thence,

6. With the Southerly line of said Charlton, in part, South 62 degrees 32 minutes 54 seconds East, 14.00 feet to an iron rod (new) at the Northwest property corner of Nasser H. Zawia and Rosemary F. Zawia of record in Book 9949, Page 463, Register's Office for Davidson County, Tennessee; thence,

7. With the Westerly line of said Zawia, South 15 degrees 21 minutes 57 seconds West, 87.91 feet to an iron rod (old); thence,

8. With the Southerly line of Zawia, South 65 degrees 14 minutes 21 seconds East, 162.93 feet to a punch hole in sidewalk (new) on the Westerly right-of-way line of Bell Road, as widened; thence,

9. With the Westerly right-of-way line of Bell Road, as widened, South 17 degrees 42 minutes 55 seconds West, 148.03 feet to the Point of Beginning.

Being the same property conveyed to JRN, Inc., a Tennessee corporation (by virtue of Special Warranty Deed from Exxon Corporation, a New Jersey corporation, dated December 6, 2002, recorded January 7, 2003, in Instrument No. 20030107-0002405, in the Register's Office for Davidson County, Tennessee).

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. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5151, Page 497, said Register's Office.

3. Deed of Conveyance as to Water and Sewage of record in Book 5561, Page 175, said Register's Office.

4. Deed of Conveyance as to State of Tennessee for Easements of record in Book 10460, Page 514, said Register's Office.

5. Hazardous materials, if any, as disclosed by document recorded in Book 10460, Page 514, said Register's Office.

6. Stormwater Detention Agreement of record in Instrument No. 20030116-0006964, said Register's 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 16, 2024 (date of document).

K Hogan
Affiant Signature

May 22, 2024
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 22nd day of May, 2024.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

