Karen Johnson Davidson County
Batch# 1189856 DEEDQC
10/04/2024 10:03:30 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20241004-0077132

This Instrument Prepared By:	Name of Owner/Taxpayer:	Map and Parcel Nos.:
Jason T. Murphy, Esq. Gentry, Tipton & McLemore, P.C. 900 S. Gay Street, Suite 2300 Knoxville, TN 37902	Driven Brands, Inc. 440 S. Church Street, Suite 700 Charlotte, NC 28202	085 00 0 089.00 085 00 0 090.00

QUITCLAIM DEED

THIS INDENTURE is made this 2nd day of October, 2024, by and between

BOING US HOLDCO, INC., a Delaware corporation ("Grantor"), and

DRIVEN BRANDS, INC., a Delaware corporation ("Grantee").

WITNESSETH:

For and in consideration of the premises, the sum of Ten Dollars ($10.00), and other good and valuable consideration paid into the hand of Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor has QUITCLAIMED and by these presents does hereby QUITCLAIM unto Grantee all of Grantor's rights, title, and interests, in the real property described on the **Exhibit A** attached hereto, to which **Exhibit A** specific reference is hereby made, together with all the easements, hereditaments, and appurtenances thereto appertaining, hereby releasing all claims therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural and the masculine, feminine, or neuter gender, as the case may demand.

This conveyance is made subject to all applicable matters of record in the Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER REGARDING THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. INSTEAD, THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO.

IN WITNESS WHEREOF, Grantor has executed this instrument through its duly authorized undersigned representative to be effective as of the day and year first above written.

GRANTOR:

BOING US HOLDCO, INC.,
a Delaware corporation

By: _____

Name: Anthony Winchester

Title: Vice President – Legal, Real Estate

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)ss.

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Anthony Winchester, 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 Vice President – Legal, Real Estate of Boing US Holdco, Inc., the within named bargainor, a Delaware corporation, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal this 2nd day of October, 2024.

Jennifer W. Blalock
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 1/23/28

Notary Public

My Commission expires: 1/23/28

Exhibit A

Tract 1: (Map & Parcel No.: 08500008900)

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 3 as shown on the First Revision, Tract 3, Jackson Downs, as of record in Book 8250, page 296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Boing US Holdco, Inc. from Hermitage House Smorgasbord, Inc. by Warranty Deed dated May 15, 2023 and recorded as Instrument No. 20230519-0037729 in the Register's Office for Davidson County, Tennessee.

Tract 2: (Map & Parcel 08500009000)

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 4 as shown on the First Revision, Tract 3, Jackson Downs, as of record in Book 8250, page 296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Boing US Holdco, Inc. from Hermitage House Smorgasbord, Inc. by Warranty Deed dated May 15, 2023 and recorded as Instrument No. 20230519-0037729 in the Register's Office for Davidson County, Tennessee.

The properties have addresses of 3131 Lebanon Pike, Nashville, TN 37214 and 2205 Jackson Downs Blvd, Nashville, Tennessee 37214

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)ss.

I hereby swear or affirm that the actual consideration for this transfer is $2,500,000.

Driven Brands Inc.
By: Amy Wheeler
Affiant

Subscribed and sworn to before me this 2nd day of October, 2024.

LEAH TATE
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
May 13, 2029

Leah Tate
Notary Public

My Commission Expires: May 13, 2029

Tennessee Certification of Electronic Document

I, Melissa Anderson, 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 10/02/2024 (date of document).

Affiant Signature

10/02/2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 2 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/22/27

NOTARY'S SEAL

JACQUELINE MARTINDALE
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 22, 2027