THIS INSTRUMENT PREPARED BY:
Jeff Browning
Browning Properties, LLC
P.O. Box 2725
Brentwood, Tennessee 37024

WHEN RECORDED, RETURN TO:

Fidelity National Title Insurance Co.
Attention: Ms. Rena Lu
6060 Poplar Avenue
Suite LL 37
Memphis, TN 38119

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00

Affiant

Subscribed and sworn to before me this 25 day of November, 2024.

HANNA JAYNES
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 5, 2026
COUNTY OF WILSON

Notary Public

My Commission Expires:
January 5, 2026

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| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NO. |
|---|---|---|
| RNMC Hermitage 2, LLC<br>Attn: Mr. Billy Frank<br>204 Heady Drive<br>Nashville, Tennessee 37205 | Burger King Corporation<br>Attn: Ryan<br>P.O. Box 460189<br>Houston, Texas 77056 | Tax Map 84, Parcel 766 |

Karen Johnson Davidson County
Batch # 1209134 DEEDWARRSP
12/02/2024 10:31:57 AM 5 pgs
Fees: $28.00 Taxes: $5,827.50

20241202-0093344

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## SPECIAL WARRANTY DEED

That PREMIER LEASING, LLC, a Tennessee limited liability company, having an address at 1401 Toshiba Drive, Lebanon, Tennessee 37087 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them in hand paid by RNMC HERMITAGE 2, LLC, a Tennessee limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 204 Heady Drive, Nashville, Tennessee 37205, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on ***Exhibit A*** attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon,

together with all and singular, Grantors' right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "**Property**").

This conveyance is made and accepted subject to the matters set forth on ***Exhibit B*** attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, that such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantors do hereby bind themselves and their legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantors, but not otherwise, and subject to the Permitted Exceptions.

This Special Warranty Deed is executed on the date set forth in the acknowledgement below, but is made effective as of November 25, 2024 (the "**Effective Date**").

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to be effective as of the Effective Date.

**GRANTOR:**

PREMIER LEASING, LLC,
a Tennessee limited liability company

By: Lojac Holdings Corporation, Inc.,
a Tennessee corporation
Its: Sole Member

By: _____

Its: Chief Executive Officer

STATE OF TENNESSEE )

COUNTY OF WILSON )

BEFORE ME, the undersigned authority, personally appeared Jack D. Lowery to me well known or known to me to be the individual described in and who executed the foregoing instrument as the Chief Executive Officer of Lojac Holdings Corporation, Inc., a Tennessee corporation, Sole Member of Premier Leasing, LLC, a Tennessee limited liability company, and acknowledged to and before me that he/she executed such instrument as such CEO of said corporation.

WITNESS my hand and official seal this 25 day of November, 2024.

Hanna Jaynes
NOTARY PUBLIC

My Commission Expires: January 5, 2026

HANNA JAYNES
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 5, 2026
COUNTY OF WILSON

## EXHIBIT A

### Legal Description

Land in the 14th Councilmanic District of Davidson County, Tennessee, being Lot 5 as shown on the map entitled Final Plat -Lots 4 & 5, Hermitage Commons Subdivision, of record in Instrument No. 20100608-0044465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Premier Leasing, LLC, a Tennessee limited liability company, by Quit Claim Deed of record at Instrument No. 201112300102277, dated 12/29/2011 and recorded 12/30/2011, in the Register's Office of Davidson County, Tennessee.

## EXHIBIT B

## Permitted Exceptions

1. Davidson County taxes for the year 2024, not yet a lien, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Instrument No. 20100608-0044465, in the Register's Office of Davidson County, Tennessee.

3. Construction, Operation, Reciprocal Easement and Use Restriction Agreement of record at Instrument No. 20070212-0018078 as re-recorded at Instrument No. 20070220-0020399 and as amended at Instrument Nos. 20090402-0029978, 20160415-0036556 and 20211117-0153039, in the Register's Office of Davidson County, Tennessee.

4. Easement Agreement of record at Instrument No. 20100106-0001136, in the Register's Office of Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record at Instrument No. 20090102-0000019, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Storm Drainage of record at Instrument No. 20090102-0000049, in the Register's Office of Davidson County, Tennessee.

7. Memorandum of Lease of record at Instrument No. 20091231-0119146, in the Register's Office of Davidson County, Tennessee.

8. Memorandum of Term of Commencement of record at Instrument No. 20100526-0040742, in the Register's Office of Davidson County, Tennessee.