Karen Johnson Davidson County
Batch# 1282714 DEEDWARRSP
06/06/2025 04:13:30 PM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20250606-0044830

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Woods Oviatt Gilman LLP
Attn: Sarah Kwiatkowski, Esq.
1900 Bausch & Lomb Place
Rochester, New York 14604

Address of New Owner	**Send Tax Bills to:**	**Map-Parcel No.**
Radar QSR Nashville, LLC c/o Radar Acquisitions, LLC 2850 E. Camelback Road, Suite 175 Phoenix, Arizona 85016	Tasty Chick'n Midwest, LLC 6201 W. Plano Parkway, Suite 200 Plano, Texas 75093	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, **VRE TASTY 7 PACK, LLC**, a Texas limited liability company, having an address of 6201 W. Plano Parkway, Suite 200, Plano, Texas 75093, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **RADAR QSR NASHVILLE, LLC**, an Arizona limited liability company, having an address of c/o Radar Acquisitions, LLC, 2850 E. Camelback Road, Suite 175, Phoenix, Arizona 85016, hereinafter called "Grantee", 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, 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 4th day of, June 2025.

VRE TASTY 7 PACK, LLC,
a Texas limited liability company

By: _____
Name: Tyler Sorenson
Title: Manager

STATE OF TEXAS)

COUNTY OF Collin)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally Appeared Tyler Sorenson, 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 Manager of VRE Tasty 7 Pack, LLC, the within named bargainor, a Texas limited liability company, and that he as such Manager, 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.

Witness my hand and seal, at office in Plano, Texas this the 2 day of June, 2025.

Yasmeen Maldonado-Drumm
NOTARY PUBLIC

YASMEEN JUDITH MALDONADO-DRUMM
Notary Public, State of Texas
Comm. Expires 12-03-2025
Notary ID 133474284

My Commission Expires: 12-03-2025

STATE OF Texas)
COUNTY OF Collin)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00 .

YASMEEN JUDITH MALDONADO-DRUMM
Notary Public, State of Texas
Comm. Expires 12-03-2025
Notary ID 133474284

Affiant

Subscribed and sworn to before me this
2 day of June, 2025.

Yasmeen Maldonado Drumm
Notary Public

My Commission Expires: 12-03-2025

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described 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 corner 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 VRE Tasty 7 Pack, LLC, a Texas limited liability company, by Deed from JRN, Inc., a Tennessee corporation, of record in Instrument No. 202405220038102, in the Register's office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Exxon Corporation and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5151, Page 497, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of recorded in Book 5561, Page 175, in the Register's Office of Davidson County, Tennessee.

4. Matters contained in Deed of recorded in Book 10460, Page 514, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of recorded in Instrument No. 200301070002405, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Stormwater Detention Agreement, by and between JRN, Inc. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200301160006964, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Paige Williams, 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 June 4, 2025 (date of document).

Paige L Williams
Affiant Signature

6/5/2025
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 5th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-15-2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026