Karen Johnson Davidson County
Batch# 1283482 DEEDWARRSP
06/09/2025 11:38:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20250609-0045131

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Woods Oviatt Gilman LLP
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	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, **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 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 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.

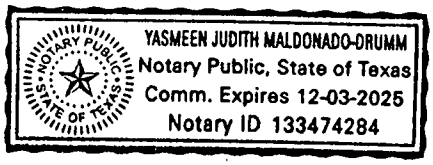
Yasmeen Maldonado Drumm
NOTARY PUBLIC

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



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

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 VRE TASTY 7 PACK, LLC, a Texas limited liability company, by Deed from JRN, Inc., a Tennessee corporation, of record in Instrument No. 202405210037853, 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. All matters shown on plat(s) of record in Book 5190, Page 623; and Book 6250, Page 713, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Charter of Metroplex Property Owners Association of record in Book 5668, Page 829, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Storm Water Detention Agreement, by and between EVSV Associates (by The Yellow Jackets) and The Metropolitan Government of Nashville and Davidson County, of record in Book 5861, Page 405, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of recorded in Book 5875, Page 598, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between JRN, Inc. and Goodview Outdoor of Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 200103290030277, in the Register's Office of Davidson County, Tennessee.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Blew & Associates, P.A., on behalf of Pixis, LLC on October 9, 2023, last revised November 14, 2023, designated Job No. 23-09-013:010: Encroachment of overhead utility lines crossing Land without an apparent easement.

Tennessee Certification of Electronic Document

I, Stefanie Robertson, 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).

Affiant Signature

June 5, 2025
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 5 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