This instrument was prepared by:

Thomas J. Regan
Brown Rudnick LLP
185 Asylum St., Floor 38
Hartford, CT 06103

After Recording Return To

Brown Rudnick LLP
185 Asylum St., Floor 38
Hartford, CT 06103
Attention: Thomas J. Regan

Karen Johnson Davidson County
Batch# 1311402 DEEDQC
08/18/2025 02:25:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20250818-0065784

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for NO consideration ($0.00), THE PEP BOYS-MANNY, MOE & JACK LLC, a Delaware Limited Liability Company f/k/a The Pep Boys – Manny, Moe & Jack, a Pennsylvania Corporation with an address of 1 Presidential Blvd, Suite 400, Bala Cynwyd, PA 19004 (the "Grantor"), does hereby remise, release, and forever quit claim to RE NASHVILLE LLC, a Delaware Limited Liability Company, with an address of 1 Presidential Blvd, Suite 400, Bala Cynwyd, PA 19004 (the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto as EXHIBIT A.

Tax Parcel ID Number: **161 12 0 017.00**

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor.

Until amended, tax information shall be sent to:

Name: The Pep Boys

Address: 1 Presidential Blvd, Suite 400, Bala Cynwyd, PA 19004

TOGETHER, with Grantor's interest in all and singular the described property, the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of this 1st day of December, 2024.

Grantor:

THE PEP BOYS-MANNY, MOE & JACK LLC,
a Delaware Limited Liability Company

By: Donald Novajosky
Senior Vice President, General Counsel & Secretary

Witness's Signature

Witness's Name

Witness's Signature

Witness's Name

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

On this the 25th day of November, 2024, before me, Mary Margaret Foran, the undersigned officer, personally appeared Donald Novajosky, who acknowledged himself to be the Senior Vice President, General Counsel & Secretary of THE PEP BOYS-MANNY, MOE & JACK LLC, a limited liability company, and that he, as such Senior Vice President, General Counsel & Secretary, 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 General Counsel & Secretary.

In witness whereof I hereunto set my hand.

Signature of Notary Public
Date Commission Expires: 08/31/2029

EXHIBIT A

LEGAL DESCRIPTION

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Second Revised Plat of Handy City Commercial Area, of record in Book 5200, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

LESS AND EXCEPT Land in Davidson County, Tennessee, being Lot Nos. 2-2, 2-3 and 2-4, on the Plan of Revision of Lot No. 2, Handy City Commercial Area, of record in Plan Book 7900, page 213, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, and as contained in a Quitclaim Deed from The Pep Boys – Manny, Moe & Jack to Pierce Hardy Real Estate, Inc. recorded January 24, 1990 in Book 8223, Page 932 Register's Office for Davidson County, Tennessee.

Being the same premises conveyed by virtue of a Warranty Deed from Pierce Hardy Real Estate, Inc., a Pennsylvania corporation, dated August 31, 1990, and recorded September 10, 1990, in the Davidson County Registry of Deeds in Book 8192, Page 805.

65480717 v2-WorkSiteUS-027409/0039

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ Hartford

The actual consideration or true value, whichever is greater for this transfer is $0.00 (Actual Consideration).

Affiant

Subscribed and sworn before me, this 31 day of July, 2025

Notary

CHERYL LISA COLERIDGE
Notary Public, State of Connecticut
My Commission Expires 04/30/2029

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Certificate of Authenticity

I, Thomas J. Regan, 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 November 25, 2024.

Date

Affiant Signature

7/31/2025

Date

State of Connecticut

County of Hartford

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature

My Commission Expires: 04/30/2029

Date

Notary's Seal (if on paper)

CHERYL LISA COLERIDGE
Notary Public, State of Connecticut
My Commission Expires 04/30/2029

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