Karen Johnson Davidson County
Batch# 1323508 DEEDWARRSP
09/17/2025 03:45:30 PM 7 pgs
Fees: $38.00 Taxes: $4,255.00
20250917-0074385

This instrument prepared by:
Eric Astrin, Esq.
Inspire Brands, Inc.
3 Glenlake Parkway, Legal Dept.
Atlanta, GA 30328

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
Gallatin Retail Investors, LLC 3309 Fairmont Drive Nashville, TN 37203	Gallatin Retail Investors, LLC 3309 Fairmont Drive Nashville, TN 37203	051 08 0 194.00

THIS INDENTURE, made as of the 16th day of September, 2025, by and between **ARBY'S PROPERTIES, LLC,** a Delaware limited liability company (hereinafter called "Grantor" and **GALLATIN RETAIL INVESTORS, LLC**, a Tennessee limited liability company (hereinafter called "Grantee"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S S E T H, That:

GRANTOR, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land being more particularly described on **Exhibit A**, which is attached hereto and by this reference made a part hereof, together with any and all plants trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property"), subject only to those matters set forth on **Exhibit B**, attached hereto and by this reference incorporated herein and made a pat hereof (hereinafter referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereto, t the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will want and forever defend the right and title to the property unto grantee against the claims of all persons claiming by, under or through Grantor but not further or otherwise.

EXCEPT FOR THE SPECIALWARRANTY OF TITLE AS EXPRESSLY STATED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE AND HEREBY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO: (A) THE QUALITY OR CONDITION OF THE PROPERTY; (B) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (C) COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY; (D) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND (E) THE PRESENCE OR ABSENCE ON, IN OR UNDER THE PROPERTY OF "HAZARDOUS SUBSTANCES", "HAZARDOUS MATERIALS", OR "HAZARDOUS WASTE", AS SUCH TERMS ARE DEFINED FROM TIME TO TIME BY ANY FEDERAL, STATE OR LOCAL LAWS AND ANY REGULATIONS ADOPTED PURSUANT THERETO, INCLUDING, WITHOUT IMPLIED LIMITATION, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS SUBSTANCES, HAZARDOUS MATERIALS OR HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION, "WITH ALL FAULTS".

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of September, 2025.

GRANTOR:

ARBY'S PROPERTIES, LLC,
a Delaware limited liability company

By: _____
Name: Eric Astrin
Title: Vice President – Real Estate Counsel

STATE OF GEORGIA
COUNTY OF COBB

Before me, Tiffany Johns, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eric Astrin, 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 – Real Estate Counsel of Arby's Properties, LLC, a Delaware limited liability company, the within named bargainor, and that he as such vice president – real estate counsel, 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 vice president – real estate counsel.

WITNESS my hand, at office, this 10th day of September, 2025.

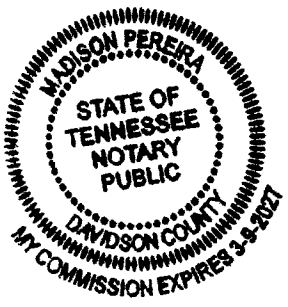
_____
Notary Public
My Commission Expires: 12/30/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 16 day of September, 2025.



Notary Public
My Commission Expires: 3-9-2027

EXHIBIT A
PROPERTY DESCRIPTION

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

Being a certain tract of land located on the East side of Gallatin Road at 919 Gallatin Road, being Lot One of the Resubdivision of part of Lot 3, MONTAGUE SUBDIVISION of record in Book 5190, Page 504, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds, as follows:

Beginning at an iron pin (new), said pin being the Northwest corner of the herein described tract, in the East right-of-way of Gallatin Road and a corner to CONGREGATE CARE ASSET TRUST II as evidenced in Book 9461, Page 90, Register's Office for Davidson County, Tennessee;

Thence with the line of CONGREGATE CARE ASSET TRUST II South 63° 08' 00" East, 200.13 feet to an iron pin (old);

Thence with the line of CONGREGATE CARE ASSET TRUST II South 27° 06' 32" West, 144.55 feet to an iron pin (old), said pin being in the North right-of-way of Brinkhaven Avenue;

Thence with said right-of-way North 63° 05' 06" West, 175.10 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 90° 13' 06", a radius of 25.00 feet, an arc length of 39.36 feet and a chord of North 17° 58' 33" West, 35.42 feet;

Thence with said right-of-way, along the arc of the above described curve, 39.36 feet to an iron pin (new), said pin being in the East right-of-way of Gallatin Road;

Thence with said right-of-way North 27° 08' 00" East, 119.29 feet to the point of beginning.

Being the same property conveyed to Arby's Properties, LLC, a Delaware limited liability company by Quitclaim Deed RTM Operating Company, LLC, a Delaware limited liability company of record in Instrument No. 20160104-0000210, in the Register's Office of Davidson County, Tennessee.

For informational purposes only:

Property address: 919 Gallatin Road, 929 Gallatin Pike N (Assessor), Madison, TN

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

3. All matters shown on plat(s) of record in Book 421, Page 129 and Book 5190, Page 504, in the Register's Office of Davidson County, Tennessee.

4. Right of Way from Blanche Webster and husband, Chas Webster to Lakewood Water Company, of record in Book 724, Page 252, in the Register's Office of Davidson County, Tennessee.

5. All matters contained in deed of recorded in Book 5731, page 38, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Easement from Hillis F. Evans and wife, Elizabeth Evans to Arby's, Inc., an Ohio corporation, of record in Book 5731, Page 42, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Richard E. Winkler, 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 September 10, 2025 (date of document).

Affiant Signature

September 10, 2025
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 10 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 02/09/2027

NOTARY'S SEAL

