THIS INSTRUMENT PREPARED BY:
Law Office of Andrew Gibson
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1329424 DEEDWARRSP
10/02/2025 08:13:30 AM 5 pgs
Fees: $28.00 Taxes: $5,827.50
20251002-0078417

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

Affiant

Subscribed and sworn to before me this 30th day of September, 2025.

Bethany Schultzman
Notary Public
My Commission Expires: 9/5/2028

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Restaurant Retail Properties, LLC Attn: William C. Seeley 545 Mainstream Drive, Suite 402 Nashville, TN 37228	New Owner	Map/Parcel No. 019-14-0-008.00

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Henderson Realty Investors, LTD, a Kentucky limited partnership, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto: Restaurant Retail Properties, LLC, a Tennessee limited liability company, hereinafter "GRANTEE", that certain tract or parcel of land (hereinafter the "Property") located in Davidson County, Tennessee, as described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Resubdivision of Lot No. 1 Section Nine and Lot No. 3 Section Three, Northgate Park of record in Plat Book 6900, Page 726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henderson Realty Investors LTD, a Kentucky limited partnership by Quitclaim Deed from Donald W. Henderson and Terri Henderson, his wife of record in Instrument No. 20230420-0028937, Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on April 20, 2023.

This is improved property known as 912 Conference Drive, Goodlettsville, TN 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "A" attached hereto and incorporated herein by this reference. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit A attached hereto.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims by, through or under the GRANTOR, only.

WITNESS its hand this _____ day of September, 2025.

GRANTOR

Henderson Realty Investors, LTD,
A Kentucky limited partnership

By: Henderson Investment, LLC
The General Partner

Mark Henderson, Member
Mark Henderson, Member

Shelli Henderson Green, Member
Shelli Henderson Green, Member

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Henderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is one of the two members of Henderson Investment, LLC, a Kentucky limited liability company and the General Partner, of Henderson Realty Investors, LTD, a Kentucky limited partnership and that he is authorized by Henderson Realty Investors LTD, the within bargainor, to execute the foregoing instrument for the purposes therein contained, and who further acknowledged that he, in his capacity as one of two members of Henderson Investments, LLC, the Authorized Partner of Henderson Realty Investors, LTD, executed this instrument on behalf of Henderson Realty Investors, LTD.

Witness my hand and official seal this 30th day of September, 2025.

Bethany Schultzman
Notary Public
My Commission Expires: 9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Shelli Henderson Green with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is one of the two members of Henderson Investment, LLC, a Kentucky limited liability company and the General Partner, of Henderson Realty Investors, LTD, a Kentucky limited partnership and that she is authorized by Henderson Realty Investors LTD, the within bargainor, to execute the foregoing instrument for the purposes therein contained, and who further acknowledged that she, in her capacity as one of two members of Henderson Investments, LLC, the Authorized Partner of Henderson Realty Investors, LTD, executed this instrument on behalf of Henderson Realty Investors, LTD.

Witness my hand and official seal this 30th day of September, 2025.

Bethany Schultzman
Notary Public
My Commission Expires: 9/5/2028

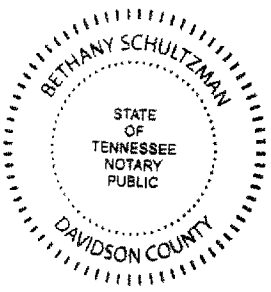


EXHIBIT A

1. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 726, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Public Utilities Easement of record in Instrument Number 2010314-0024574, Register's Office for Davidson County, Tennessee.
3. The County and City real estate taxes for 2025 are now assumed by the Grantee.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 9/30/25 (date of document).

Affiant Signature

9/30/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON