This instrument was prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1330487 DEEDQC
10/06/2025 10:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251006-0079477

QUITCLAIM DEED

Address of the new owner:	Send tax bills to:	Map-Parcel No.
Charlotte Avenue Lodging, LLC **735 Broad Street, Suite 500** **Chattanooga, TN 37402**	**(Same)**	**092-080-176.00**

WHERAS, by Quitclaim Deed dated September 8, 2021, and recorded as Instrument No. 20210914-0122821 in the Register's Office for Davidson County, Tennessee, MID SOUTH WAFFLES, INC., a Georgia corporation, conveyed certain real property to WAFFLE HOUSE, INC., a Georgia corporation (the "Mid South Deed");

WHEREAS, by Special Warranty Deed dated June 1, 2021, and recorded as Instrument No. 20210914-0122822, said Register's Office, WAFFLE HOUSE, INC., conveyed the same property to CHARLOTTE AVENUE LODGING, LLC, a Tennessee limited liability company (the "Waffle House Deed");

WHEREAS, both the Mid South Deed and the Waffle House Deed inadvertently omitted a portion of the property the grantors intended to convey to CHARLOTTE AVENUE LODGING, LLC, a Tennessee limited liability company, consisting of the Southern half of an alley (Alley No. 600), which alley was abandoned by The Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to Ordinance 095-1410;

WHEREAS, the Grantors desire to correct the property description and reconvey the property to include the portion of the alley that was inadvertently omitted from their prior deeds;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, MID SOUTH WAFFLES, INC., a Georgia corporation and WAFFLE HOUSE, INC., a Georgia corporation (collectively, the "Grantors") by these presents quitclaim and convey unto CHARLOTTE AVENUE LODGING, LLC, a Tennessee limited liability company (the "Grantee") and its successors and assigns, all of Grantors' right, title and interest in and to the following described tract of land in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated by reference.

Grantors convey said property subject to all such easements, limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this ____ day of October 2025 the bargaining party, having caused my name to be signed hereto on said day and date.

MID SOUTH WAFFLES, INC., a Georgia corporation

By: _____

Print Name: Vecus Miller

Title: Executive Vice President

STATE OF Georgia)

COUNTY OF Gwinnett

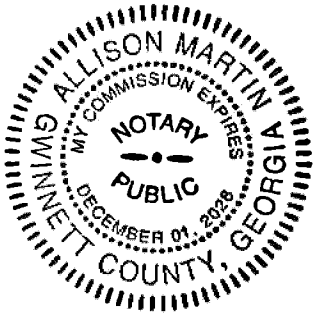
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vecus Miller, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged [himself/herself] to be the Executive Vice President of MID SOUTH WAFFLES, INC., a Georgia corporation, the within named bargainor, and that [he/she] as such Executive Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Executive Vice President

Witness my hand and seal, this 3 day of October 2025.

_____

Notary Public

My commission expires: December 01, 2026



WITNESS MY HAND this ____ day of October 2025 the bargaining party, having caused my name to be signed hereto on said day and date.

WAFFLE HOUSE, INC., a Georgia corporation

By: _____

Print Name: Vecus Miller

Title: Executive Vice President

STATE OF Georgia)
COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vecus Miller, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged [himself/herself] to be the Executive Vice President of WAFFLE HOUSE, INC., a Georgia corporation, the within named bargainor, and that [he/she] as such Executive Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Executive Vice President

Witness my hand and seal, this 3 day of October 2025.

_____
Notary Public

My commission expires: December 01, 2026



AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF Gwinnett)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me on this 3 day of October 2025.

ALLISON MARTIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 01, 2026

Notary Public

My Commission Expires: December 9, 2026

EXHIBIT A

[*Surveyed Property Description*]

Land situated in the 19th Council District of Davidson County, Tennessee, being land conveyed to Morris B. Haddox on February 4, 1983, of record in Deed Book 6003, Page 490, in the register's office for Davidson County, Tennessee, said land being a portion of Lot Number 29 in Samuel Watkins Subdivision, of record in Book 21, Page 134 in the register's office for Davidson County, Tennessee, and also portions of Lot Numbers 17 and 18 on the plan of the unsold lots in West Nashville of Samuel Watkins, deceased, of record in Book 57, Page 13, in the register's office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at a rail road spike found along the Northern margin of Charlotte Avenue, near the approximate centerline Intersection of 15th Avenue North, a closed street, thence Southwesterly along said margin, 149 feet to a mag nail set, said nail being the South East corner of the tract herein described and the Point of Beginning;

Thence continuing with said margin, South 63"00'20" West, a distance of 134.15' to a mag nail set;

Thence with a curve turning to the right, having a radius of 15.00', a chord bearing of North 72'26'41° West, and a chord length of 21.05', 23.33' along said curve to a mag nail set along the margin of 16th Avenue North;

Thence continuing along said margin, North 27°53'41' West, a distance of 97.67' to a mag nail set, said nail being the South West corner of Lot 10 on the subdivision plat of John Henry Hale Homes First Revision, of record in Instrument number 20080117-0005448, in the register's office for Davidson County, Tennessee and the approximate center of former Alley Number 600, being closed by Ordinance 095-1410;

Thence with the former Alley's approximate centerline, North 61'51'51" East, a distance of 149.43' to a mag nail set, said nail being the North West corner of land owned by Morris B. Haddox, of record in Deed Book 5041, Page 529, in the register's office for Davidson County, Tennessee;

Thence with the line of Haddox, South 27°37'59" East a distance of 115.40' to the Point of Beginning.

Said parcel contains 16,946 square feet, or 0.389 acres of land.

Being the same property conveyed to MID SOUTH WAFFLES, INC., a Georgia corporation, by General Warranty Deed from Morris B. Haddox dated December 15, 2014, of record as Instrument No. 20141217-0115437 in the Register's Office for Davidson County, Tennessee; and further conveyed to MID SOUTH WAFFLES, INC., a Georgia corporation by Quitclaim Deed from Morris B. Haddox dated December 15, 2014 of record as Instrument No. 20141217-0115438, said Register's Office; and further conveyed to WAFFLE HOUSE, INC., by Quitclaim Deed from MID SOUTH WAFFLES, INC., a Georgia corporation dated September 8, 2021 and recorded as Instrument No. 20210914-0122821, said Register's Office; and further conveyed to CHARLOTTE AVENUE LODGING, LLC, a Tennessee limited liability company by Special Warranty Deed from WAFFLE HOUSE, INC., dated June 1, 2021 and recorded as Instrument No. 20210914-0122822.

CERTIFICATE OF AUTHENTICITY

I, G. Miller Hogan II, do hereby make oath that I am 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 October 3, 2025.

G. Miller Hogan II

Affiant

Date: OCT. 5, 2025

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

Kim Hurst

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026