RECORDING REQUESTED BY:
First American Title Insurance Company
National Commercial Services
18500 Von Karman Avenue, Suite 600
Irvine, CA 92612

WHEN RECORDED MAIL DOCUMENT TO:
In-N-Out Burgers
13502 Hamburger Lane
Baldwin Park, CA 91706
ATTN: Real Estate Department

Karen Johnson Davidson County
Batch# 1335387 DEEDWARRSP
10/17/2025 11:18:30 AM 6 pgs
Fees: $33.00 Taxes: $11,840.00
20251017-0082922

Space Above This Line for Recorder's Use Only

File No.: NCS-1260818-SA1

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
In-N-Out Burgers 13502 Hamburger Lane Baldwin Park, CA 91706 Attn: Real Estate Department	Map/Parcel 086 – 791	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400 Nashville, Tennessee 37203 (BRS)		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BW TENNESSEE OLD HICKORY, LLC**, a Florida limited liability company (together, the "***Grantor***"), have bargained and sold, and by these presents do transfer and convey to **IN-N-OUT BURGERS**, a California corporation (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***"). This is unimproved property, being approximately 1.95 acres of land, in the City of Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ ORANGE

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Affiant

Subscribed and sworn to before me this 17TH day of October, 2025.

LAN GREENE
COMM. #2525796
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires July 2, 2029

Notary Public
My Commission Expires: 07.02.29

4913-0890-7121.1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 15 day of October, 2025.

GRANTOR:

BW TENNESSEE OLD HICKORY LLC, a Florida limited liability company

By: Brightwork Real Estate, Inc., a Florida corporation, its Manager

By: _____
Name: T. Austin Simmons
Title: President

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 13th day of October, 2025, by T. Austin Simmons, as President of Brightwork Real Estate, Inc., a Florida corporation, as Manager of BW TENNESSEE OLD HICKORY LLC, a Florida limited liability company, on behalf of said entity, who ☑ is personally known to me or ☐ has produced _____ as identification.

Lara Carpenter
NOTARY PUBLIC, State and County Aforesaid
Name: Lara Carpenter
My commission expires: 4/13/2029
My commission number: HH663730

LARA CARPENTER
Notary Public - State of Florida
Commission # HH 663730
My Comm. Expires Apr 13, 2029
Bonded through National Notary Assn.

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot 2, BRIGHTWORK'S ADDITION TO HERMITAGE PLAT NO. 1, as shown in Instrument No. 202510070079844, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being part of the same property conveyed to BW Tennessee Old Hickory, LLC a Florida limited liability company by deed from ____*_____ of record in Instrument No. ____**_____, in the Register's Office of Davidson County, Tennessee.

*Morgan Family Properties, LLC
and
Susan A. Basham

**20251016-0082412

Exhibit B
Permitted Encumbrances

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202510070079844, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by BW Tennessee Old Hickory, LLC, of record in Instrument No. 202505020034188, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, by BW Tennessee Old Hickory, LLC, a Florida limited liability company, of record in Instrument No. 2025 * 20251016-0082414, in the Register's Office of Davidson County, Tennessee.

5. Grantee acknowledges that certain property located across Old Hickory Boulevard from the Property (the "Mining Property") is subject to an unrecorded Amended and Restated Lease Agreement dated January 1, 1995, between Sara Dodson Stanford and Betty Anne Dodson Morgan and Vulcan Materials Company, Mid-South Division (the "Lease"). The Lease grants to the lessee certain rights relating to the emission or transmission of dust, smoke, fumes, sounds, noises, vibrations, and similar effects arising from quarry or plant operations conducted on the Mining Property. This reference is made for notice purposes due to the Property's proximity to the Mining Property, and nothing herein shall be deemed to create or impose upon the Property, or upon Grantee or its successors or assigns, any easement, covenant, restriction, right, obligation, or liability of any kind arising out of or related to the Lease, or the operations conducted on the Mining Property.

Tennessee Certification of Electronic Document

I, Vincent Tocco, 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 October 15, 2025 date of document).

Affiant Signature

10/15/2025
Date

State of California

County of San Diego

Sworn to and subscribed before me this 15 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 2423444

NOTARY'S SEAL

D. DENNIS
Notary Public - California
San Diego County
Commission # 2423444
My Comm. Expires Oct 25, 2026