This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1361162 DEEDWARRSP
12/23/2025 11:19:30 AM 6 pgs
Fees: $33.00 Taxes: $2,571.50
20251223-0102011

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
5240 Land Co LLC 3415 West End Avenue Nashville, TN 37203	New Owner	081-11-0-451.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ARNOLD'S FRIED CHICKEN HOLDINGS LLC,** a Tennessee limited liability company, and its successors and assigns (the "Grantor"), does hereby transfer, sell and convey unto **5240 LAND CO LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all right, title and interest in and to those certain tract or parcel of land located at 1110 Buchanan Street, Nashville, Tennessee 37208, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures appear on the following pages]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the _____ day of December, 2025.

GRANTOR:

ARNOLD'S FRIED CHICKEN HOLDINGS LLC., a Tennessee limited liability company

By: _____
Moni Advani, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Moni Advani, 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 Member of Arnold's Fried Chicken Holdings LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument on behalf of the Company for the purposes therein contained in his capacity as a Member.

WITNESS my hand and seal, at office in Nashville, Tennessee this 19 day of December, 2025.

Catherine Clearwaters
Notary Public

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

The actual consideration for this transfer is $695,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th **day of December, 2025.**

NOTARY PUBLIC

My Commission Expires: 9-3-29

LEE BRACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Sept. 3, 2029

Exhibit A
[Legal Description]

Being Lot 51 on the Plan of Cephas Woodard Subdivision of Lot 5 and 6 of the Woodard Plan, as of record in Plat Book 161, Page 174, Register's Office for Said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126 ½ feet on the westerly side and 139.6 feet on the easterly line with the westerly margin of Cephas Avenue to the southerly line of Lot No. 50, measuring 57 ½ feet thereon.

Being the same property conveyed to Arnold's Fried Chicken Holdings LLC, a Tennessee limited liability company, by deed, of record in Instrument No. 20240712-0052647, in the Register's Office of Davidson County, Tennessee.

Exhibit B
[Title Exceptions]

1. General or special taxes and assessments required to be paid in the year 2025, a lien due and payable but not delinquent.

2. All matters shown on plat(s) of record in Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

202512230102011

Certificate of Authenticity

I, Jeananne Thompson, 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 12/19/2025.

Date

Jeananne Thompson

Affiant Signature

12/19/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027