THIS INSTRUMENT PREPARED BY:

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Nashville, Tennessee 37228

Karen Johnson Davidson County
Batch # 1367883 DEEDQC
01/09/2026 11:21:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260109-0002149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

THOMAS STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2026

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	New Owner	093-06-4-041.00 093-06-4-042.00
(NAME) Harry O's Steakhouse, LLC	(NAME) Same	
(ADDRESS) 5484 Lickton Pike Goodlettsville, TN 37072-9133	(ADDRESS) (Same)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HONKY TONK SOUTH, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HARRY O'S STEAKHOUSE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

A certain parcel of real estate located in the 1st Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and which is more particularly described as follows:

Being Lot Number One (1) in the partition of Isaac Allen Property, being a part of Lot Number One (1) in the First Academy Plan, a plan of which partition duly appears of record in Book 38, Page 717, Register's Office for Davidson County, Tennessee.

Said Lot Number One herein conveyed fronts 29 feet and 6 inches on the southerly side of Broad Street, and runs back between parallel lines, with the easterly margin of Third Avenue, South, formerly College Street, 120 feet to the northerly line of Lot Number Five in said plan.

Being the same property conveyed to Harry O's Steakhouse, LLC, by special warranty deed from Mayesco Partnership, a Tennessee general partnership, of record in instrument number 20141110-0103791, dated November 10, 2014, recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Honky Tonk South, LLC, by Quitclaim Deed from Harry O's Steakhouse, LLC, of record in instrument number 20240911-0070196, dated August 30, 2024, recorded in the Register's Office for Davidson County, Tennessee.

TRACT II
Land in Davidson County, Tennessee, being located within the corporate limits of the City of Nashville, and being Lot Number Two (2) in the partition of Isaac Allen Property on the South side of Broad Street in the City of Nashville, of record in Book 38, Page 717, Register's Office for said County, described as follows:

Beginning on the South side of Broad Street 29.6 feet easterly from the easterly margin of Third Avenue South, formerly College Street, thence with the southerly margin of Broad Street eastwardly 26.4 feet, more or less to the northwest corner of a lot conveyed by Sarah A. Mitchell and others to Henry Sperry, by deed in Book 61, Page 102, said Register's Office; thence with the westerly line of said Sperry lot and with the center of the Wall between the house on this lot and the house on the Sperry lot southwardly 120 feet to the north line of Lot No. 5 on said plan; thence with said line westwardly 26.4 feet, more or less, to the corner between Lots 1 and 2; thence with the line between two said lots northwardly 120 feet to the beginning.

Being part of the same property conveyed to MAYESCO, LLC, by quitclaim deed from HARRIS A. GILBERT, TRUSTEE, WITH FULL POWER TO CONVEY, SELL, TRANSFER, LEASE, OR MORTGAGE, WITHOUT THE JOINDER OF ANY BENEFICIARY of record in Book 11280, Page 761, dated January 4, 1999, Register's Office for Davidson County. The said MAYESCO, LLC has since merged into MAYESCO PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, as evidenced by Certificate of Merger of record in Instrument No. 199912290308703, said Register's Office.

Being the same property conveyed to Harry O's Steakhouse, LLC, by special warranty deed from Mayesco Partnership, a Tennessee general partnership, of record in instrument number 20141110-0103791, dated November 10, 2014, recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Honky Tonk South, LLC, by Quitclaim Deed from Harry O's Steakhouse, LLC, of record in instrument number 20240911-0070196, dated August 30, 2024, recorded in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved x property, known as 217 and 221 Broadway, Nashville, Davidson County, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 31st day of December, 2025.

GRANTOR:

Honky Tonk South, LLC
A Tennessee Limited Liability Company

Timothy Steve Smith, as representative

Timothy Steve Smith
Print Name

Member
Title

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally Timothy Steve Smith, representative of Honky Tonk South, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 31st day of December, 2025.

My commission expires:

5/9/26

THOMAS STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary