Information was provided from parties involved. No search of public records was performed.

RETURN TO: 25-12263-TN
Strategic National Title Group
6829 ELM STREET, SUITE 200
MCLEAN, VA 22101

THIS INSTRUMENT PREPARED BY:
Blue Note Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
National Growth Partners, LLC
~~1820 Southeast 18th Avenue~~ 2100 Southeast 73rd Loop
~~Ocala, FL 34471~~ Ocala, FL 34480

Send Tax Bills To:
National Growth Partners, LLC
~~1820 Southeast 18th Avenue~~ 2100 Southeast 73rd Loop
~~Ocala, FL 34471~~ Ocala, FL 34480

Map & Parcel No.:
070 13 0 119.00 and
149-312

Karen Johnson Davidson County
Batch# 1369986 DEEDQC
01/15/2026 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $6,491.28
20260115-0003828

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Kwik Sak Real Estate Holdings, LLC** ("Grantor") hereby quitclaim and convey unto **National Growth Partners, LLC** ("Grantee"), its successors and assigns, all of our (my)(our) right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tract 1:

Situate in Davidson County, Tennessee and Being Lot No. 1 of the Mays and Morgan Subdivision, as recorded in Plat Book 6200, Page 680, Registers Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Southerly right of way of Clarksville Pike (US41A), the common corner of Lots 1 and 2 as shown on said plan, the Northeast corner of the herein described property; thence S 27 deg. 59' 52" W 70.24 feet to an iron pin; thence S 34 deg. 10' 51" W 37.06 feet to an iron pin; thence N 57 deg. 58' 47" W 53.64 feet to an iron pin; thence N 57 deg. 58' 47" W 166.69 feet to an iron pin in the Easterly margin of South Hamilton Road; thence following the margin of said road N 32 deg. 32' 17" E 26.93 feet to a point; thence along a curve with a delta angle of 13 deg. 30' 03", a radius of 168.02 feet a tangent of 19.89 feet, having a chord of N 38 deg. 07' 09" E 39.50 feet, a distance of 39.59 feet to an iron pin; thence along a curve with a delta angle of 55 deg. 06' 38", a radius of 48.00 feet, a tangent of 25.05 feet, having a chord of N 77 deg. 03' 02" E 44.41 feet, a distance of 46.17 feet to an iron pin; thence along a curve with a delta angle of 20 deg. 55' 11", a radius of 168.00 feet, a tangent of 31.02 feet, having a chord of S 70 deg. 21' 53" E 61.00 feet, a distance of 61.34 feet to an iron pin; thence along the southerly margin of Clarksville Pike S 56 deg. 17' 27" E 121.42 feet to the point of beginning; containing 22, 827 square feet, more or less; according to survey dated August 29, 1994 by A & A Engineers, Inc.

Being part of the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Deed from Paul E. Jennings, Successor Trustee dated August 30, 2006 and recorded October 5, 2006 as Instrument No. 20061005-0123764 pursuant to a foreclosed Deed of

Trust dated February 28, 2002 and recorded April 8, 2002 as Instrument No. 20020408-0042919 from Purvi Petroleum III, LLC, a Florida limited liability company among the Land Records of Davidson County, Tennessee.

Property known as: 2012 South Hamilton Road, Nashville, TN 37218.

Tract 2:

SITUATE in the Twenty-Ninth (29th) Councilmanic District of Davidson County, Tennessee, and being Lot No. 1 on the Plan of Priest Lake Business Center, Section 1 of record in Book 6900, Page 755. RODC and being more particularly described as follows:

Beginning at an existing iron pin on the southerly margin of Murfreesboro Road (U.S. Highway 41) said point of beginning being the Northernmost corner of the herein described tract and also being the Westernmost corner of the property owned by Priest Lake Investments of record in Book 7276, page 201, RODC, TN; thence with the southwesterly margin of Murfreesboro Road 50 feet from the centerline South 46 degrees 06 minutes 22 seconds East 149.42 feet to an existing concrete monument; thence with a turnout curve to the right having a radius of 30.00 feet and a long chord of 42.18 feet, said chord having a bearing of South 01 degrees 26 minutes 36 seconds East a distance along the curve of 46.77 feet to an iron pin set this survey; thence with a curve to the left having a radius of 344.77 feet and a long chord of 98.97 feet, said chord having a bearing of South 34 degrees 58 minutes 04 seconds West a distance along the curve of 99.31 feet to an iron pin set this survey; thence with a curve to the right having a radius of 644,88 feet and a long chord of 60.69. said chord having a bearing of South 29 degrees 28 minutes 40 seconds West, a distance along the curve of 60.71 feet to an iron pin set this survey; thence North 46 degrees 06 minutes 22 seconds West 48.15 feet to an iron pin set this survey; thence North 68 degrees 26 minutes 27 seconds West 21.98 feet to an iron pin set this survey: thence North 46 degrees 06 minutes 22 seconds West 62.50 feet to an iron pin set this survey; thence North 01 degrees 06 minutes 22 seconds West 112.50 feet to an existing iron pin; thence North 44 degrees 13 minutes 04 seconds east 115.00 feet to the point of beginning, containing 33,295 square feet more or less (0.76 acres, more or less); according to survey dated September 2, 1994, by Bruce Rainey & Associates.

LESS AND EXCEPT:
The property conveyed to the State of Tennessee by Warranty Deed dated August 21. 1997 of record in Book 10599, Page 490, in the Davidson County, Tennessee Register of Deeds Office.

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between William G. West, Edna C. West and Mason-Gravlee Ent. and the Grantor with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road southeasterly 198 feet more or less to the intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin a 38.0 foot radius curve left 54.30 feet to a point 54.0 feet right of centerline survey station 482+11.02; thence with said proposed margin North 39 degrees 58 minutes 49 seconds West 142.21 feet to William G. West, Edna C. West and Mason-Gravlee Ent. Southeast property line; thence with said property line North 61 degrees

56 minutes 18 seconds East 2.21 feet to the point of beginning, containing 582.6 square feet and being part of the same property conveyed by Priest Lake Investments to KWIK-SAK, Inc. of record in Book 7647, Page 926 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Deed from Paul E. Jennings, Successor Trustee dated August 30, 2006 and recorded October 5, 2006 as Instrument No. 20061005-0123764 pursuant to a foreclosed Deed of Trust dated February 28, 2002 and recorded April 8, 2002 as Instrument No. 20020408-0042919 from Purvi Petroleum III, LLC, a Florida limited liability company among the Land Records of Davidson County, Tennessee.

Property known as: 2791 Murfreesboro Pike, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of December, 2025.

Kwik Sak Real Estate Holdings, LLC

BY: Bharat P. Patel
Name: BHARAT P PATEL
Title: Managing Member

STATE OF Florida
COUNTY OF Marion

On this 18 day of Dec., 2025, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bharat Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Kwik Sak Real Estate Holdings, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 18th day of December, 2025.

Margaret A. Potter-Levane My Commission Expires:
NOTARY PUBLIC

MARGARET A. POTTER-LEVANE
MY COMMISSION # HH 717313
EXPIRES: November 3, 2029

STATE OF Florida)
COUNTY OF Marion)

The actual consideration for this transfer is $ **1,754,400.00** .

Bhavesh Patel

AFFIANT

Subscribed and sworn to before me, this 18th day of December, 2025

Margaret A. Potter Levane My Commission Expires: _____

NOTARY PUBLIC

MARGARET A. POTTER-LEVANE
MY COMMISSION # HH 717313
EXPIRES: November 3, 2029

Certificate of Authenticity

I, Farukh Alvi, 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 December 18, 2025.

Date

Affiant Signature

December 18, 2025

Date

State of VIRGINIA

County of FAIRFAX

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

My Commission Expires: 9/30/2027

Date

Notary's Seal (if on paper)

MEI XIAO
NOTARY PUBLIC
REGISTRATION # 8040432
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 09/30/2027