Prepared by:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No(s).:
Daniel J. Moore, Esq. Woolf McClane Bright Allen & Carpenter, PLLC PO Box 900 Knoxville, TN 37901	Cook Out-Nashville TN, Inc. PO Box 698 Thomasville, NC 27361	10 Harding Mall Drive, Nashville TN 37211	Cook Out-Nashville TN, Inc. PO Box 698 Thomasville, NC 27361	Map 147, Parcel 046.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 20 day of March, 2026, by and between **COOK OUT-WEST END, INC.**, a Tennessee corporation, whose address is 15 Laura Lane, Suite 300, Thomasville, NC (hereinafter referred to as "Grantor"), and **COOK OUT-NASHVILLE TN, INC.,** a Tennessee corporation, whose address is 15 Laura Lane, Suite 300, Thomasville, NC 27360 (hereinafter collectively referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in, Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Return to:
Gary R. Wolf
Higgins Benjamin, PLLC
P.O. Box 20570
Greensboro, NC 27420-0570

Karen Johnson
Batch # 1396172
03/23/2026 10:20:32 AM
Fees: $28.00 Taxes: $5,180.00
Davidson County
DEEDWARRSP
5 pgs
20260323-0022772

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

COOK OUT-WEST END, INC., a Tennessee corporation

By: _____

Name: Jeremy A. Reaves

Title: President

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, CYNTHIA S. Moore, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy A. Reaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a President of COOK OUT-WEST END, INC., a Tennessee corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee corporation as himself as such President.

WITNESS my hand and seal at office, on this the 20 day of March, 2026.

_____
Notary Public

My Commission Expires:
11-1-27

CYNTHIA S MOORE
NOTARY
PUBLIC
GUILFORD COUNTY, NC

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Four Hundred Thousand Dollars ($1,400,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeremy A. Reaves, President
of Cook Out-West End, Inc., Affiant

Subscribed and sworn to before me this 20 day of March, 2026.

Notary Public

My Commission Expires: 11-1-27

CYNTHIA S MOORE
NOTARY
PUBLIC
GUILFORD COUNTY, NC

EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description
For
Cook Out-Nashville TN, Inc.

Property Address: 10 Harding Mall Drive, Nashville, TN

Tax Parcel No. 147-046.00

SITUATED in Davidson County, Tennessee, being Lot No. 4 on the plan of Resubdivision of Lot Nos. 3 and 4, Harding Mall Village, as shown on plat of the same filed for record in Plat Book 7900, page 929 in the Davidson County Register of Deeds Office, to which plat specific reference is hereby made for a more particular description.

TOGETHER WITH those easement rights set forth in that Cross-Access Easement Agreement by and between Gainsborough Corporation, a North Carolina corporation, and Harding Place Partnership, a Tennessee general partnership, dated September 21, 1993, filed for record in Book 9087, page 101, as re-recorded in Book 9100, page 929, both in the Davidson County Register of Deeds Office.

BEING the same property conveyed to Cook Out-West End, Inc., by Warranty Deed from UP Properties, LLC, a Kentucky LLC, successor by merger to UP Properties of Tennessee, LLC, a Tennessee LLC, dated September 1, 2023, e-filed for record on September 1, 2023, Instrument No. 20230901-0068946, in the Davidson County Register of Deeds Office.

EXHIBIT B

1. Matters depicted and disclosed by plats filed for record in Book 7900, page 606 and Book 7900, page 791, both in the Davidson County Register of Deeds Office.

2. Cross-Access Easement Agreement by and between Gainsborough Corporation, a North Carolina corporation, and Harding Place Partnership, a Tennessee general partnership, dated September 21, 1993, filed for record in Book 9087, page 101, as re-recorded in Book 9100, page 929, both in the Davidson County Register of Deeds Office.

3. Declaration of Covenants, Conditions and Restrictions (Castner-Knott) made by Gainsborough Corporation, a North Carolina corporation, dated November 1, 1993, filed for record in Book 9189, page 351 in the Davidson County Register of Deeds Office.

4. Declaration of Covenants, Conditions and Restrictions (Marshalls) made by Gainsborough Corporation, a North Carolina corporation, dated as of November 1, 1993, filed for record in Book 9189, page 359 in the Davidson County Register of Deeds Office.

5. Declaration of Covenants, Conditions and Restrictions (Walgreen) made by Gainsborough Corporation, a North Carolina corporation, dated November 1, 1993, filed for record in Book 9189, page 368 in the Davidson County Register of Deeds Office.

6. Deed of Conveyance from Harding Place Partnership to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated September 18, 1996, filed for record in Book 10360, page 287 in the Davidson County Register of Deeds Office.

7. Deed of Conveyance from Harding Place Partnership to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated September 18, 1996, filed for record in Book 10360, page 290 in the Davidson County Register of Deeds Office.

8. Deed of Conveyance from Seven Mile Creek, L.P., to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated August 28, 1996, filed for record in Book 10360, page 293 in the Davidson County Register of Deeds Office.

9. Deed of Conveyance from Seven Mile Creek, L.P., to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated August 28, 1996, filed for record in Book 10360, page 296 in the Davidson County Register of Deeds Office.

10. Matters depicted and disclosed by ALT AINSPS Land Title Survey of Land of UP Properties of Tennessee LLC, made by Stephen S. Dyer, Surveyor, Tennessee RLS No. 2967, dated August 22, 2023, bearing File #23-92-ALTA (the "Survey").