PREPARED BY:
Nathan P. Humphrey, Esq.
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Telephone Number: (303) 297-2400

Karen Johnson Davidson County
Batch# 1409140 DEEDQC
04/21/2026 01:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260421-0032833

TO BE RETURNED TO:
Fidelity National Title Insurance Company
1 East Washington Street, Suite 450
Phoenix, AZ 85004
Attention: Kelli Vos

QUITCLAIM DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steak n Shake Properties Inc. 107 S. Pennsylvania Street, Suite 400, Indianapolis, IN 46204	Steak n Shake Properties Inc. 107 S. Pennsylvania Street, Suite 400, Indianapolis, IN 46204	034-06-0-053.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STEAK N SHAKE INC.**, an Indiana corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **STEAK N SHAKE PROPERTIES INC., an Indiana corporation**, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

together with the improvements thereon, the fixtures affixed thereto, and all appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 719 Myatt Drive, Madison, TN 37115.

Said property is conveyed subject to matters of record, including but not limited to applicable zoning and building regulations, all easements, restrictions and limitations of record.

Grantor is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same.

[Remainder of Page Left Blank Intentionally; Signature Page(s) to Follow]

IN WITNESS WHEREOF, Grantor executed this instrument as of this 30th day of January, 2026.

STEAK N SHAKE INC.,
an Indiana corporation

By: _____

Name: Christopher A. Evens

Title: Authorized Signatory

STATE OF INDIANA)
) SS.
COUNTY OF MARION)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of January, 2026, within my jurisdiction, the within named Christopher A. Evens, who acknowledged to me that he is the Authorized Signatory of STEAK N SHAKE INC., an Indiana corporation, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

WITNESS my hand, at office, this 30th day of January, 2026.

_____
Notary Public

My Commission Expires: 4/29/27

(SEAL)

EMILY THOMPSON
Notary Public, State of Indiana
Hancock County
Commission Number NP0720032
My Commission Expires
April 29, 2027

4938-8625-4211.2

STORE / Steak n Shake Quitclaim
~~Special Warranty~~ Deed - Tennessee
719 Myatt Drive, Madison, TN 37115
File No.: 7210/02-1036.118

STATE OF Indiana)
) SS.
COUNTY OF Marion)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 0.00 .

Affiant

Sworn to and subscribed before me this 30th day of Jnuary, 2026.

Notary Public

My Commission Expires: 4/29/27

(SEAL)

EMILY THOMPSON
Notary Public, State of Indiana
Hancock County
Commission Number NP0720032
My Commission Expires
April 29, 2027

EXHIBIT A

Legal Description

Street Address: 719 Myatt Drive, Madison, TN 37115

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot 5 of The Resubdivision of Lot 5 of the Revised Master Plat Rivergate Place of record in Plat Book 9700, Page 320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steak N Shake, Inc., an Indiana corporation, by Warranty Deed of record in Instrument No. 20230714-0054286, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Madison Hartley, 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 January 30, 2026 (date of document).

Affiant Signature

January 30, 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of January, 2026.

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My commission expires: 9/5/2028