Karen Johnson Davidson County
Batch# 1416879 DEEDWARRSP
05/06/2026 04:14:30 PM 6 pgs
Fees: $33.00 Taxes: $5,827.50
20260506-0040969

This instrument prepared by and after recording return to:

Stites & Harbison PLLC
400 West Market Street, Suite 1800
Louisville, KY 40202
Attn: Greg Ehrhard, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
615 ASSET HOLDCO I LLC 3343 Perimeter Hill Dr, Suite 100, Nashville, TN 37211	Same as New Owner	092 02 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SUNSET REAL PROPERTY I, LLC**, a New Jersey limited liability company hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **615 ASSET HOLDCO I LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 1045 28th Avenue North, Nashville, Tennessee.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the 4 day of May, 2026.

GRANTOR:

SUNSET REAL PROPERTY I, LLC

By: _____
Name: LYNDA SUN LEE
Its: VICE PRESIDENT

STATE OF New Jersey

COUNTY OF Union

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lynda Sun Lee, the V President of Sunset Real Property I, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Lynda Sun Lee, as such V President.

Witness my hand and official seal this 4 day of May, 2026.

My Commission Expires:

April 6, 2030

_____
Notary Public

ANABELA DE PINHO
Notary Public
State of New Jersey
My Commission Expires Apr. 6, 2030
I.D.# 2452312

11186076:v3

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,575,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 6th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

11186076:v3

Exhibit "A"

Legal Description of Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

A Parcel of land in the 21st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing iron pin on the Westerly right-of-way line of 28th Avenue North (52 feet as widened); said point is 40.52 feet Southerly from the Southerly end of the Southwesterly return curve for John A. Merritt Boulevard (formerly Centennial Boulevard); said point also being the Southeasterly property corner of Circle K Properties, Inc. as of record in Deed Book 9055, Page 365, R.O.D.C., Tennessee, and proceeding as follows:

1. From the point of beginning and with the Westerly right-of-way line of 28th Avenue North, S 13° 59' 42" E, 149.85 feet to an existing iron pin; thence

2. Leaving 28th Avenue North and with the common property line of the Temple Baptist Church Incorporation of Nashville as of record in Deed Book 7059, Page 806, R.O.D.C., Tennessee and this tract, S 76° 01' 10" W, 140.06 feet to an existing iron pin; thence

3. Leaving the Temple Baptist Church and with the Easterly right-of-way line of alley #1177 (a 20-foot wide alley), N 13° 43' 21" W, 150.16 feet to an existing iron pin; thence

4. Leaving the alley and with the common property line of Circle K Properties, Inc., N 76° 08' 49" E, 139.36 feet to the point of beginning.

Being the same property conveyed to Sunset Real Property I, LLC, a New Jersey limited liability company, by Deed from B.F. Nashville, Inc., a Tennessee corporation, of record in Instrument No. 201912310135175, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between B.F. Nashville, Inc., a Tennessee corporation and Wendy's of Bowling Green, Inc., a Kentucky corporation, of record in Instrument No. 201906190059262; as affected by Memorandum of Assignment and Assumption of Lease in Instrument No. 201912310135176, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Deanann 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 05/06/2026 (date of document).

Affiant Signature

05/06/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/5/29

NOTARY'S SEAL

