QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE

Amy Byars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2009.

Carol Stanton
Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090049073 DEEDQC
Recvd: 07/21/09 11:32 2 pgs
Fees:12.00 Taxes:0.00
20090721-0068333

CAROL STANTON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bellevue Rojo Red's Car Wash, LLC	SAME	
(NAME)	(NAME)	Map 114-2, Parcel 401
612 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **R & J Properties, Inc, a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, CONVEY AND QUITCLAIM UNTO **Bellevue Rojo Red's Car Wash, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on east side of Old Hickory Boulevard and being a portion of a tract of record in Book 3033, page 605, Register's Office for Davidson County, Tennessee, and more completely described as follows:

Beginning at a point in the east margin of Old Hickory Blvd. 361 feet north of the center line of Tolbert Drive, thence, with said margin North 04 deg. 01 minutes 03 seconds West a distance of 100 feet to a concrete monument; thence, North 84° 55' 26" East a distance of 248.00 feet to a concrete monument; thence, South 26 deg. 03' 55" East a distance of 126.50 feet to a concrete monument at the southeast corner of this tract; thence North 86 deg. 38 min. 29 sec.West a distance of 74.21 feet to a concrete monument; thence, South 86° 47' 35" West a distance of 221.87 feet to the point of beginning, according to a survey by Michael V. Holmes, RLS #213, dated January 21, 1993, being .6537 acres more or less.

Being the same property conveyed to R & J Properties, Inc. by Deed from Gloria Ann Dalton Kraag of record in Book 9763, Page 456, Register's Office for Davidson County, Tennessee.

All matters appearing of record that may affect the premises.

unimproved ☐

This is improved ☒ property, known as 612 Old Hickory Blvd, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 9th day of July, 2009.

R & J Properties, Inc, a Tennessee Corporation

BY: _____
John D. Owen

IT'S: President

BY: _____
Ronnie M. Borum

IT'S: Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John D. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of **R & J Properties, Inc, a Tennessee Corporation**, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal at office in NASHVILLE, TENNESSEE this 9 day of JULY, 2009.

SHARON H. CRADDOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires 09-25-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronnie M. Borum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Secretary/Treasurer of **R & J Properties, Inc, a Tennessee Corporation**, the within named bargainor, a corporation, and that he as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary/Treasurer.

Witness my hand and seal at office in NASHVILLE, TENNESSEE this 9th day of JULY, 2009.

CAROL STANTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires 8/23/2011