Karen Johnson Davidson County
Batch# 198223 DEEDQC
02/22/2019 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190222-0016328

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34498-10-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 21st day of February, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CP Carwash Partners, LLC 6700 Charlotte Pike Nashville, TN 37209	New Owner	Map and Parcel No.: 102 00 0 067 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David Hill and wife Wanda F. Hill ("Grantors") do hereby quitclaim, transfer and convey unto CP Carwash Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, of all Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 6700 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of February, 2019.

GRANTORS:

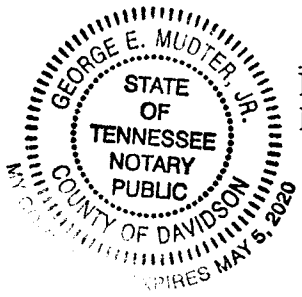
David Hill

Wanda F. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Hill and Wanda F. Hill, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2019.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a survey dated February 19, 2019, prepared by Kenneth D. Church, TN RLS 1004, Survey Manager, TTL INC, 5010 Linbar Drive Suite # 153, Nashville, Tennessee, under TTL Project Number 000180803195.00, as follows:

Beginning at a found 5/8" diameter iron rebar with Littlejohn cap (State Plane Coordinates N: 657, 520.6610, E: 1,707,404.4060) in the north right of way line of Charlotte Pike common corner with "Nashville West Shopping Center" Phase 1, Revision of Lot 6 in Instrument Number 20130712-0072324 recorded in the Davidson County Register of Deeds, thence with Nashville West Shopping Center line North 47 degrees 25 minutes 34 seconds West for 161.00 feet to a set 5/8" diameter iron rebar with TTL INC cap common corner with West Meade Condominiums recorded in Plat Book 5200 Page 430;

Thence with said line North 47 degrees 09 minutes 54 seconds East for 99.75 feet to a set 5/8" diameter iron rebar with TTL INC cap corner with Lot 1, Tenneco West Meade Site in Plat Book 4470 Page 92 recorded Davidson County Register of Deeds;

Thence with said line South 48 degrees 24 minutes 18 seconds East for 174.53 feet to a set 5/8" diameter iron rebar with TTL INC in the north right of way of Charlotte Pike;

Thence with said line with curve radius of 2824.79 feet to the right, chord South 54 degrees 25 minutes 30 seconds West for 104.64 (arc distance 104.65') to the POINT of Beginning.

Said lot area being 16,671.70 square feet, more or less or 0.38 acres, more or less.

Being the same property conveyed to David Hill and wife, Wanda F. Hill by deed dated June 17, 1988 from Walter R. Capps, Reese L. Smith, Jr. and Karl E. Haury of record in Book 7578, page 445, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

