Karen Johnson Davidson County
Batch# 336927 DEEDQC
12/31/2019 03:08:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0135170

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	John M. Lenard 513 Thompson Lane Nashville, Tennessee 37211
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	119-09--219
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4731 Trousdale Drive, Suite 13 Nashville Tennessee 37220

QUITCLAIM DEED

THIS DEED, Made this 31st day of December, 2019 by and between Robert J. Lenard, Jr. "Grantor", who does hereby gift, release, remise, quitclaim and convey his entire fifty percent (50%) ownership interest of the property located at 513 Thompson Lane, Nashville, Tennessee 37211 without remuneration, unto John M. Lenard, "Grantee," all his rights, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being all that parcel of land presently known as parcel 219 as shown on the Plan of the Revision of Lots 81,82 arid Part of Reserved Parcel of the H. G. McNabb Subdivision, of record in Plat Book 6200, Page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thompson Lane Car Wash Properties, LLC, by Deed by Robert J. Lenard of record in Instrument No. 20010108-0002411, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Lenard, Jr. and John M. Lenard, by Quitclaim Deed of record in Instrument No. 20040609-0068229, Register's Office for Davidson County, Tennessee.

This instrument is subject to any and all existing restrictions, easements and building setback lines of record.

This is improved property is known as 513 Thompson Lane, Nashville, Tennessee.

WITNESS my hand and seal on this 31st day of December, 2019

Robert J. Lenard, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert J. Lenard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon real property oath, acknowledged himself to be the co-owner (or other officer authorized to execute the instrument of 513 Thompson Lane, the within named bargainor, a corporation, and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 31st day of December, 2019

Diane T. Waterman
Notary Public

My Commission Expires: July 5, 2021.

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $ 0.00.
Robert J Lenard, Jr.

SIGNED BEFORE ME, WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DEC. 2019
Diane T. Waterman
EXPIRES: July 5, 2021

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021