Karen Johnson Davidson County
Batch# 336927 DEEDQC
12/31/2019 03:08:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0135171

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 3745 Nolensville Road Nashville, Tennessee 37211
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	133-10-33
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, the withdrawing member of Nolensville Car Wash Properties, LLC , hereafter "Grantor", who does hereby gift, release, remise, quitclaim and convey his entire fifty percent (50%) ownership interest of the Nolensville Road Car Wash Properties, LLC unto the remaining member, John M. Lenard, "Grantee," including all his rights, title and interest in said LLC and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Nolensville Road, as widened, said point farther described as being the southeast corner of Lot 16 on the Plan of Allied Industrial Park, Section Six, as of record in Book 4060, page 69, Register's Office for Davidson County, Tennessee; thence along said westerly margin South 25 deg. 11' East a distance of 20.58 feet to the beginning of a spiral curve to the left, said curve having a radius of 2316 feet; thence around said spiral curve a distance of 104.42 feet to a point, the chord of said curve being South 25 deg. 24' 30" East 104.42 feet; thence leaving the westerly margin of Nolensville Road and following the southerly line of the herein described tract South 64 deg. 49' West 225.41 feet to a point, thence North 25 deg. 11' West 124.99 feet to a point, said point being the southwest corner of the aforementioned Lot 16 of Allied Industrial Park, Section Six, thence following the southerly line of said Lot 16 and the northerly line of the herein described tract, North 64 deg. 49' East 225.00 feet to the point of beginning, containing 28,144 square feet or 0.646 acres, more or less.

Being the same property conveyed to Robert J. Lenard and wife, Linda S. Lenard by deed from Scot Oil Company, of record in Book 5131, page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Lenard by deed from Linda S. Lenard, of record in Book 5237, page 394, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Robert J. Lenard, Jr. and John M. Lenard, by Quitclaim Deed of record in Instrument No. 20010108-0002417, 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 contains improved property known as 3745 Nolensville. Rd., Nashville, Tennessee.

WITNESS my hand and seal on this 31st day of December, 20019

Robert J. Lenard, Jr., Withdrawing Member of Nolensville Car Wash Properties, LLC

John M. Lenard, Jr., Remaining Member of Nolensville Car Wash Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared John M. Lenard and Robert J. Lenard, Jr. 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 of Nolensville Road Car Wash Properties, LLC, the within named bargainor, company, 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

Notary Public

My Commission Expires: July 5, 2021.

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

SIGNED BEFORE ME, WITNESS MY HAND AND OFFICIAL SEAL 31ST OF DEC, 2019.
EXPIRES: July 5, 2021.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00.

Robert J. Lenard Jr.
John M Lenard

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