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:	Robert J. Lenard 222 South Gallatin Road Madison, Tennessee 37115
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	42-16-96
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4731 Trousdale Drive, Suite 13 Nashville Tennessee 37220

Karen Johnson Davidson County
Batch# 338524 DEEDQC
01/03/2020 03:36:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200103-0000955

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 1st day of January, 2020 by and between Robert J. Lenard, Jr., the remaining member and one hundred percent (100%) owner of Madison Car Wash Properties, LLC, hereafter "Grantor", who does hereby transfer, release, remise, quitclaim and convey the real property contained in said LLC, in to the Madison Car Wash Property Trust, u/a dated January 1, 2020, Kera J. Lenard, Trustee, "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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 365 feet to a dead line.

Being the same property conveyed to Robert J. Lenard, Jr. by deed from Harris C. Smith and wife, Nell C. Smith, of record in Book 5478, page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madison Car Wash Properties, LLC by Deed from Robert J. Lenard, Jr. of record in Instrument No. 20010108-0002414, Register's Office for Davidson County, Tennessee.

Also being the same property that John M. Lenard, as withdrawing member of Madison Car Wash Properties, LLC, conveyed his fifty percent (50%) ownership interest to Robert J. Lenard, on behalf of and as the remaining member of the same LLC, of record in Instrument No. 20191231-0135172, 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 222 South Gallatin Road, Nashville, Tennessee.

WITNESS my hand and seal on this 1st day of January, 2020

Robert J. Lenard, Jr. remaining member of Madison Car Wash Properties, LLC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

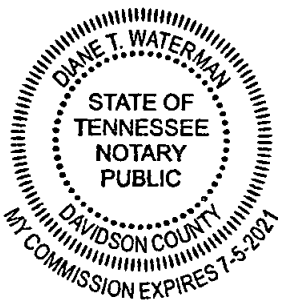
Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert J. Lenard, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon real property oath, acknowledged himself to be the remaining owner of Madison 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 1st day of January 2020

Diane T. Waterman

Notary Public

My Commission Expires: July 5, 2021



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant: Robert J Lundy Jr

Signed before me, witness my hand and official seal,
This 1st day of January, 2020.

Diane T. Waterman

Notary Public

My Commission Expires: July 5, 2021

