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<br>513 Thompson Lane<br>Nashville, Tennessee 37211 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | 119-09--219 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4731 Trousdale Drive, Suite 13<br>Nashville Tennessee 37220 |

Karen Johnson Davidson County
Batch# 338524 DEEDQC
01/03/2020 03:36:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200103-0000956

# 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 John M. Lenard, "Grantor", who does hereby gift, release, remise, quitclaim and convey his entire one hundred percent (100%) ownership interest of the property located at 513 Thompson Lane, Nashville, Tennessee 37211 unto the Thompson Lane Car Wash Property Trust, u/a dated January 1, 2020, Dorothy F. Lenard, Trustee, "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.

Being the same property conveyed to John M. Lenard, by QuitClaim Deed of record in Instrument No. 20191231-0135170, 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 1st day of January, 2020

John M. Lenard

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 owner of the real property located at 513 Thompson Lane, Nashville, TN 37211 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 1st day of January, 2020

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

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1.00

Affiant:

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

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