	STATE OF TENNESSEE **COUNTY OF SUMNER** The actual consideration or value, whichever is greater, for this transfer is **$755,450.00** **Affiant** Subscribed and sworn to before me, this **8th** day of **March, 2021.** **Notary Public** **My commission expires:** NOTARY PUBLIC Pamela B. Matheney My Commission Expires September 25, 2024 STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Karen Johnson Davidson County
Batch# 588642 DEEDWARRSP
03/10/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,795.17
20210310-0031416

THIS INSTRUMENT WAS PREPARED BY
Parker & Associates
383 E. Main St.
Suite 110
Hendersonville, Tennessee 37075

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JCSDSU Investments, LLC **Sonshine Car Wash Madison TN, LLC** **270 N El Camino Real #500** **Encinitas, CA 92024**	**Same**	**03406005500**

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Thousand and no/100 Dollars ($755,450.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **TBSH Car Wash, LLC**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **JCSDSU Investments, LLC , a Delaware limited liability company, a fifty percent interest (50%) and Sonshine Car Wash Madison TN, LLC, a Delaware limited liability company, a fifty percent interest (50%)**, Grantee herein, its successors and assigns, certain real estate in **Davidson** County, Tennessee, as follows:

Being Lot 2 on the Final Plan of Laemmle-Janson Subdivision of record as Instrument No. 20001221-0125099, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TBSH Car Wash, LLC from James Laemmle and Timothy M. Janson by Warranty Deed dated December 29, 2000, of record in Instrument No. 20010109-0002985 as corrected in Instrument No. 20030522-0070253, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Instrument No. 20001221-0125099, said Register's Office.
3. Restrictions of record in Book 6531 page 425 as amended in Book 6794 page 377; Book 7480 page 965 as amended in Book 7537 page 359 and Book 10237, Page 158, Register's Office for Davidson County, TN.
4. Non-Exclusive Access Easement for Ingress and Egress of record in Instrument No. 20010109-0002986, Register's Office for Davidson County, TN.
5. Landscaping Contract for Public Utility Easement of record in Instrument No. 20010307-0021793, Register's Office for Davidson County, TN.
6. Stormwater Detention Agreement Easement of record in Instrument No. 20010322-0027807, Register's Office for Davidson County, TN.
7. Easement to Nashville Electric Service of record in Book 10559, Page 661, Register's Office for Davidson County, TN.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **664 Myatt Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that except for those encumbrances set forth above, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **8th** day of **March, 2021**.

GRANTOR:

TBSH Car Wash, LLC, a Tennessee limited liability company

Name: Mark T. Bowles
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Mark T. Bowles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of **TBSH Car Wash, LLC**, a Tennessee limited liability company and the within named bargainor, and that he, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

WITNESS my hand, at office, this **8th** day of **March, 2021**.

Notary Public
My Commission Expires: NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

True Copy Certification

I, Christine Hutchinson, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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 (if on paper)

