WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,~~500,~~000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-16-23
(AFFIX SEAL)

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

J-SB-WRE-21-271

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Champion Car Wash, LLC	**New Owner**	
(NAME) **2701 Morgan Rd.**	Karen Johnson Davidson County Batch# 661719 **DEEDWARR** 06/22/2021 12:03:33 PM 3 pgs Fees: $18.00 Taxes: $9,250.00 20210622-0084076	**TRACT 1: (SUMNER CO) 160E-G-004.00-000** **TRACT 2: (DAVIDSON CO.) 041-12-0-085.00**
(ADDRESS) **Joelton, TN 37080**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADFORD LEWIS AND WIFE, RENEE LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAMPION CAR WASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **SUMNER** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: 271 New Shackle Island Rd., Hendersonville, TN 37075

Land in Sumner County. Tennessee, being Lot No. 1-A on the Plan of Resubdivision of Lot 1 of Newman Plaza, Section 5, of record in Plat Book 14, Page 154, Register's Office for Sumner County, Tennessee, to which plan reference is made for a more complete description.

Together with a 20-foot joint use ingress/egress easement as shown on the plan of record in Plat Book 14, Page 154, Register's Office for Sumner County, Tennessee.

Included in the above description but expressly excluded therefrom is the following property conveyed to the State of Tennessee by deed of record in Record Book 684, Page 516, said Register's Office, described as follows:

Beginning at the point of intersection of the existing northwest margin of SR 258 and the southwest boundary of the Luther Hall Newman, et ux, property, said point intersection being 31.815 feet left of SR 258 proposed centerline station 66+46.221; thence with said existing margin southwesterly 100 feet to a point, said point being 32.345 feet left of SR 258 proposed centerline station 65+46.039; thence with the southwest boundary of the herein described property north 55 degrees, 51 minutes, 30 seconds west 10 feet more or less to a point, said point being 42.00 feet left of SR 258 proposed centerline station 65+46.54; thence with the proposed northwest margin of said road north 34 degrees, 15 minutes, 30 seconds east 100.17 feet to a point; thence with the southwest boundary of said Newman property south 55 degrees, 54 minutes, 01 seconds east 10 feet more or less to the point of beginning, containing 1047 square feet and being part of the same property conveyed by Luther Hall Newman and wife, Nancy C. Newman, to A.O.A., Inc. as of record in Book 314, Page 863, Register's Office for Sumner County, Tennessee.

Being the same property conveyed to James A. Lewis, married, as to an undivided 25% interest, and Hilda Lewis, married, as to an undivided 25% interest, and Bradford Jason Lewis, married, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship by Warranty deed from Daniel Zumwalt of record in Book 3976, page 639, Register's Office for Sumner County, Tennessee, dated July 22, 2014 and recorded on July 28, 2014.

Being the same property conveyed to James A. Lewis and Hilda Lewis, as husband and wife, and Bradford Jason Lewis, tenants in common by Quitclaim deed from James A. Lewis, Hilda Lewis, and Bradford Jason Lewis of record in Book 4065, page 414, Register's Office for Sumner County, Tennessee, dated January 15, 2015 and recorded on February 09, 2015.

Being the same property conveyed to Bradford Jason Lewis, unmarried by Quitclaim deed from James A.

Lewis and Hilda Lewis, as husband and wife and Bradford Jason Lewis as Tenants in common of record in Book 4499, page 261, Register's Office for Sumner County, Tennessee, dated March 10, 2017 and recorded on March 21, 2017.

Being the same property conveyed to Bradford Lewis and wife, Renee Lewis by Quitclaim deed from Bradford Jason Lewis of record in Book 4594, page 394, Register's Office for Sumner County, Tennessee, dated August 18, 2017 and recorded on August 25, 2017.

Tract 2: 3855 Dickerson Pike, Nashville, TN 37207

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Dickerson Pike, 80 feet in width, at a corner common with the property conveyed to Tri Star Energy, LLC of record in Instrument Number 20010803-0083229 at the Register's Office for Davidson County, Tennessee;

Thence leaving Dickerson Pike with the southerly property line of Tri Star Energy, South 79 deg 15 min 00 sec East, 300.00 feet to an existing iron rod on the westerly property line of Gerald T. Fisher et ux, of record in Book 5893, Page 506;

Thence with the westerly line of Fisher, South 11 deg 02 min 38 sec West, 166.00 feet to an existing iron rod at a corner common with said Fisher;

Thence first with the northerly property line of Fisher then with the northerly property line of Vernon Ewing Johnson et ux of record in Book 2856, Page 372, North 79 deg 13 min 34 sec West, 314.30 feet to an existing iron rod on the easterly right-of-way line of Dickerson Pike; Thence with the easterly right-of-way line of Dickerson Pike with a curve to the right having a radius of 5689.58 feet, a curve length of 166.56 feet and a chord bearing and distance of North 15 deg 58 min 10 sec East, 166.56 feet to the point of beginning, containing 51,034 square feet or 1.172 acres, more or less.

Being the same property conveyed to James A. Lewis and Hilda M. Lewis and Bradford J. Lewis by special warranty deed from Avenue Bank, a Tennessee banking corporation of record in Instrument No. 20131113-0117274 Register's Office for Davidson County, Tennessee, dated November 12, 2013 and recorded on November 13, 2013 .

Being the same property conveyed to Bradford Jason Lewis, unmarried by Quitclaim deed from James A. Lewis and Hilda Lewis, as husband and wife and Bradford J. Lewis of record in Instrument No. 20170313-0024526 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017.

Being the same property conveyed to Bradford Lewis and wife, Renee Lewis by Quitclaim deed from Bradford Lewis of record in Instrument No. 20170822-0085892 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable. (Tract 1 & 2)
- Subject to all matters shown on the Plan of record in Plat Book 14, Page 154, Register's Office for Sumner County, Tennessee. (Tract 1)
- TVA easement of record in Deed Book 179, Page 583, Registers Office of Sumner County, Tennessee. (Tract 1)

- Ingress Egress Easement of record in Book 314, Page 863 and Book 2370, page 78, in the Register's Office for Sumner County, Tennessee. (Tract 1)
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6342, Page 570, in the Register's Office for Davidson County, Tennessee. (Tract 2)
- Easement Agreement of record in Instrument Number 20030820-0120513, as clarified in Instrument No. 20080227-0019146, in the Register's Office for Davidson County, Tennessee. (Tract 2)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **271 New Shackle Island Road, Hendersonville, Tennessee 37075**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 14th DAY OF JUNE, 2021.

Bradford Lewis

Renee Lewis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADFORD LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENEE LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212