Karen Johnson Davidson County
Batch# 706329 DEEDWARR
08/27/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210827-0116193

ADDRESS NEW OWNER: WNR30-Nashville Thompson Lane, LLC
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 119-09-0-219.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dorothy F. Lenard, Trustee of the Thompson Lane Car Wash Property Trust dated January 1, 2020** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WNR30-Nashville Thompson Lane, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, 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 and 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 Property Trust, u/a dated January 1, 2020, Dorothy F. Lenard, Trustee by Quitclaim Deed from John M. Lenard of record in Instrument No. 20200103-0000956, Register's Office for Davidson County, Tennessee, dated January 1, 2020 and recorded January 3, 2020. See Notary Certificate of Correction recorded in Instrument No. 202108270116191, said Register's Office.

SEE CERTIFICATE OF TRUST RECORDED IN INSTRUMENT NO. 202108270116192, SAID REGISTER'S OFFICE.

This is property with a common address of 513 Thompson Lane, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the plan of the Revision of H. G. McNabb Subdivision, Lots 81, 82 a part of Reserved Parcel, Presently Parcel (219) of record in Plat Book 6200, page 874, Register's Office for Davidson County, Tennessee.(3) Easement vested in Davidson County for widening of Thompson Lane by decree entered in Minute Book 49, page 94, Third Circuit Court for Davidson County, Tennessee. This Easement is referenced in the Deed in Book 4515, Page 902, said Register's Office. This document cannot be located after a diligent search.(4) Easement for Gas Main/Pipes/Lines to Nashville Heating and Gas Company of record in Book 1452, page 405, Register's Office for Davidson County, Tennessee.(5) Right of Way Deed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works of record in Book 2021, page 181 and Book 2021, page 201, Register's Office for Davidson County, Tennessee.(6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4100, page 430 and Book 4102, page 333, Register's Office for Davidson County, Tennessee.(7) Easement and/or Right of Way for purpose of installing Water Main/Water Line together with necessary rights of ingress and egress of record in Book 4528, page 841, Register's Office for Davidson County, Tennessee.(8) Restrictions of record in Book 1333, Page 387, said Register's Office. NOTE: The company hereby insures the Insured against loss or damage which may be sustained as a result of the enforcement of the aforementioned Restrictions.(9) All matters appearing on a survey by Hopkins Surveying Group/David L. Hopkins, Jr., TNRLS #120, dated December 22, 2020, DWG No. 2020-390-3.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of August 2021.

Dorothy F Lenard, trustee

Dorothy F. Lenard, Trustee of the "Thompson Lane Car Wash Property Trust dated January 1, 2020," SELLER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Dorothy F. Lenard, Trustee of the "Thompson Lane Car Wash Property Trust dated January 1, 2020," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 26th day of August 2021.

Notary Public
My Commission Expires:_____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn before me this 26th day of August 2021.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

File No. 2011K256

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 26th 2021 (date of document).

Cindy S. Smith, Affiant

August 27, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of August, 20 21.

Notary

MY COMMISSION EXPIRES: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022