THIS INSTRUMENT PREPARED BY:
Lesley J. Adam
3 WNR OME TN PROPERTIES, LLC
545 N. Juliet Road, Suite 1201
Mt. Juliet, Tennessee 37122
Chicago, Illinois 60603

Karen Johnson Davidson County
Batch# 876883 DEEDWARRSP
06/23/2022 02:57:30 PM 7 pgs
Fees: $38.00 Taxes: $10,730.00
20220623-0071989

UPON RECORDING RETURN TO
AND SEND SUBSEQUENT TAX BILLS TO:
3 WNR OME TN PROPERTIES, LLC
545 N. Juliet Road, Suite 1201
Mt. Juliet, Tennessee 37122

MAP & PARCEL NO:
118 06 0 137.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of May 5, 2022, from CHAMPION CAR WASH, LLC, a Tennessee limited liability company ("**Grantor**"), having an address of 2701 Morgan Road, Joelton, TN 37080 to 3 WNR OME TN PROPERTIES, LLC, a Tennessee limited liability company ("**Grantee**"), having an address of 545 N. Juliet Road, Suite 1201, Mt. Juliet, TN 37122.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to (1) real estate taxes not yet due and payable; (2) zoning and other laws, ordinances, and regulations; and (3) those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interests thereto, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor does further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's 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 the singular.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

CHAMPION CAR WASH, LLC,
a Tennessee limited liability company

By: _____
John T. Jones, Manager

STATE OF TENNESSEE)
) ss
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this 3rd day of May, 2022, John T. Jones personally known to me to be the Manager of Champion Car Wash, LLC, a Tennessee limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My commission expires: 05/05/2025

_____
Notary Public

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May 2022.

Notary Public
My Commission Expires 5/7/2024

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A" to Deed – Legal Description

PROPERTY IS SHOWN AS PARCEL 137.00 ON DAVIDSON COUNTY PROPERTY MAP 118-06 AND LOT 6 ON THE MAP OF ARMISTEAD LANDS AS OF RECORD IN PLAN BOOK 2, PAGE 73, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE EAST BOUNDARY OF 8TH AVENUE S (R.O.W. VARIES), SAID ROD BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO CHARRON & WILLIAMS LLC AS OF RECORD ON INSTRUMENT NUMBER 20170214 0015453 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING 8TH AVENUE S AND FOLLOWING THE SOUTH BOUNDARY OF SAID CHARRON & WILLIAMS LLC AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 193.09 FEET, A RADIUS OF 1,223.24 FEET, AND A CENTRAL ANGLE OF 09 DEGREES 02 MINUTES 41 SECONDS TO AN IRON ROD OLD ON THE EAST BOUNDARY OF INTERSTATE-440/65;

THENCE, FOLLOWING THE EAST BOUNDARY OF INTERSTATE-440/65 SOUTH 24 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 17.80 TO A FENCE POST;

THENCE, SOUTH 05 DEGREES 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 177.85 FEET TO AN IRON ROD OLD;

THENCE, SOUTH 15 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 158.71 FEET TO AN IRON ROD OLD;

THENCE, SOUTH 75 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 51.50 FEET TO A CONCRETE MONUMENT OLD AT THE NORTHWEST INTERSECTION OF INTERSTATE-440/65 AND SAID EAST MARGIN OF 8TH AVENUE S;

THENCE, FOLLOWING SAID EAST MARGIN NORTH 15 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 225.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,006 SQUARE FEET OR 0.78 ACRES.

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 5-2-2022.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being a tract of land in the City of Berry Hill, Tennessee, being a part of Lot No. 6, Map of Armistead Lands, as of record in Plan Book 2, Page 73, Chancery Court of Nashville, Davidson County, Tennessee, and further described as follows:

Beginning at a point at the intersection of the easterly margin of Franklin Road, U.S. 31, and the southerly margin of Old Tennessee Central Railroad Right of Way (now abandoned); thence with the southerly margin of said Railroad right of way with a curve to the right (Radius 1223.24 feet) 193.09 feet to a point, and having a chord bearing and distance of North 43 degrees 40 minutes 13 seconds East 192.89 feet, said point being in the westerly margin of Interstate I-65; thence with the westerly margins of I-65 as follows:

South 23 degrees 27 minutes 45 seconds East 17.80 feet to a point; thence South 4 degrees 11 minutes East 177.85 feet to a point; thence South 16 degrees 41 minutes 37 seconds West 158.71 feet to a point; thence South 76 degrees 43 minutes West 51.5 feet to the easterly margin of Franklin Road; thence with the easterly margin of Franklin Road North 14 degrees 47 minutes West 225.50 feet to the point of beginning.

Being a part of the same property conveyed to Champion Car Wash, LLC, from NCW-National Car Wash, LLC, by a Special Warranty Deed recorded on October 11, 2017, in Instrument No. 20071011 0121218, as corrected by a Deed of Correction recorded on February 21, 2017, in Instrument No. 20170221-0017044, both in the Register's Office for Davidson County, Tennessee.

Common Address: 2640 8th Avenue South, Nashville, TN 37204

Exhibit "B" to Deed – Permitted Exceptions

1. Any minerals or mineral rights leased, granted or retained by prior owners.

2. All matters appearing on the Plan of record in Plan Book 2, Page 73, Chancery Court of Nashville, Davidson County, Tennessee.

3. Permanent Easement for Water Line and Sewer Service Easement granted to V. Morris Williams, Jr., and Patricia W. Charron of record in Book 6777, Page 622, said Register's Office.

4. Memorandum of Lease between John T. Jones and John L. Jones and Powertel/Memphis, Inc., of record in Book 10903, Page 119; with and Assignment and Assumption Agreement between Powertel/Memphis, Inc., a Delaware corporation, formerly known as InterCel Memphis MTA, Inc., and Powertel Memphis Towers, LLC, a Delaware limited liability company of record in Book 11520, Page 89 ; with a Memorandum of Lease (Site Lease Acknowledgment) between Powertel/Memphis, Inc., a Delaware corporation designated as Powertel and Powertel Memphis and Assumption Agreement between Powertel Memphis Towers, LLC, Delaware limited liability company and Crown Castle PT, Inc., a Delaware corporation of record in Book 11520, Page 98 ; with an Assignment and Assumption Agreement between Powertel Memphis Towers, LLC, Delaware limited liability company and Crown Castle PT, Inc., a Delaware corporation of record in Book 11520, Page 105 , all in the Register's Office for Davidson County, Tennessee.

5. Easement and Assignment Agreement between NCW-Car Wash, LLC, a Tennessee liability company and Unison Site Management, LLC, a Delaware limited liability company, of record in Instrument No. 20051116-0138393, said Register's Office.

6. Ordinance changing the name of U.S. Route 31 from "Franklin Pike" to "8th Avenue South" found in the City of Berry Hill Codes Department under Ordinance No. 2016-427 effective as of March 1, 2017.

7. Title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.

8. Easement for the flow of creeks and branches running across or through subject property, including but not limited to Browns Creek and riparian rights claimed or asserted by abutting owners.

9. All matters appearing on a survey by Q. Scott Pulliam, TN RLS #2346, dated May 2, 2022, as amended.

AFFIDAVIT FOR RECORDING

I, Lamica Carter (print name), do hereby make oath that I am 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 May 5, 2022 (date of document).

Signature of above

May 5, 2022

Date

State of Georgia

County of DeKalb

Sworn to and subscribed before me this 5th day of May, 2022.

Notary

MY COMMISSION EXPIRES:

LISA C BROWN NOTARY PUBLIC MY COMMISSION EXPIRES MAY 16, 2022 COBB COUNTY, GEORGIA

LISA C BROWN NOTARY PUBLIC MY COMMISSION EXPIRES MAY 16, 2022 COBB COUNTY, GEORGIA